Attention Location & Zoom Option

In order to practice social distancing related to the COVID-19 pandemic, the Chaska City Council and EDA meeting on Monday, April 5th, 2021 will be held at the **Chaska Event Center** and **virtually on a platform called Zoom.** To learn more about participating or watching the meetings, visit www.chaskamn.com. Any questions about how to participate should be directed to the Chaska Communication Department at communications@chaskamn.com or (952)448-9200.

AGENDA
CHASKA CITY COUNCIL
CHASKA EVENT CENTER - 3210 CHASKA BLVD & ZOOM
Monday, April 05, 2021
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
    5.A. Community Statement Against the Rise of Anti-Asian Hate by the Chaska Human Rights Commission - Commissioner Seth Spreadbury
6. Approve Previous Meeting Minutes
    6.A. Approve the March 15, 2021 City Council Meeting Minutes
7. Consent Items
    7.A. Adopt Ordinance 995, Amend Chapter 10, Article 10.40, Section 10.04.010 Traffic Regulations

7.B. Adopt Resolution 2021-13, Support for State Bonding for County Highway 18 - West 82nd Street

7.C. Adopt Resolution 2021-14, Amending 2020 Fund Budgets

7.D. Adopt Resolution 2021-15, Amending 2021 Fund Budgets

7.E. Transient Accommodation Renewals

7.F. Acceptance of Revised Carver County SHIP Grant for Pedestrian and Bicycle Master Plan

7.G. Park Board Commission Appointments

7.H. Adopt Resolution 2021-16, 2021 Overlay Program

7.I. Adopt Resolution 2021-20, Award Bid for Directional Boring of 2021 Overhead to Underground Electric System

8. Action Items

8.A. Public Hearing: Adopted Resolution 2021-17 & 2021-18 Modification of Redevelopment Plan Dist. No. 4, Establishing (TIF) Dis. No. 24, Adopting a TIF Plan, and Authorizing Execution of Redevelopment Agreement - Granting a Business Subsidy

8.B. Adopt Resolution 2021-19, Accept 2021 Downtown Reconstruction Project Feasibility Study

9. Bills

9.A. ACCOUNTS PAYABLE COUNCIL ROSTER 4-5-2021

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 4-5-2021

10.B. Other Meeting Minutes

10.B.i. Receive the December 9th, and January 13th Planning Commission Meeting Minutes

10.B.ii. Draft Human Rights Commission Meeting Minutes 02/25/2021

11. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

DRAFT

- MINUTES -
CHASKA CITY COUNCIL
March 15, 2021

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

2.Pledge of Allegiance

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

Also Present: Kevin Ringwald, Community Development Director; Marshall Grange, Parks and Recreation Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda
Councilmember Huang requested the addition of item 8.C to discuss Park Board appointments.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the amended agenda. Motion carried.

5. Visitor Presentation
5.A. COVID Update

City Administrator Podhradsky provided a brief COVID update.

Parks and Recreation Director Grange noted the Department of Health's recommendation to shut down Community Center activities for two weeks was a strong recommendation.

Mayor Windschitl briefly recapped the emergency EOC meeting discussions that were held regarding this recommendation.

Councilmember Hubbard inquired if the source of the variant spread was determined.

City Administrator Podhradsky stated it has not been determined whether it was group fitness or youth sports and spoke further about discussions with the Department of Health regarding this variant.

6. Minutes
Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the February 22, 2021 City Council meeting. Motion carried.
7. Consent Agenda

DRAFT

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the Consent Agenda Items A through H:

A. Adopt Ordinance 993, Amend Chapter 1, Section 1.12.010 General Penalty for Violation Penalty of Code
   Motion to approve Ordinance No. 2021-993 Amending Chapter 1, Section 1.12.010 General Penalty for Violation of Code.
B. Accept the Public Improvements for Club West 7th Addition
   Motion to accept the public improvements in Club West 7th Addition as municipal facilities and adjust the letter of credit accordingly.
C. Accept the Public Improvements for Club West 8th Addition
   Motion to accept the public improvements in Club West 8th Addition as municipal facilities and adjust the letter of credit accordingly.
D. Accept the Public Improvements for Club West 9th Addition
   Motion to accept the public improvements in Club West 9th Addition as municipal facilities and adjust the letter of credit accordingly.
E. Appointment of Human Rights Commission Chair and Vice-Chair
   Motion to appoint Sarah Carlson as Human Rights Commission Chairperson and to appoint Celi Haga as Human Rights Commission Vice-Chairperson.
F. Authorize Equipment Lease Agreement with MMPA
   Motion to authorize the Mayor and City Administrator to sign an Equipment Lease Agreement with MMPA.
G. Adopt Resolution 2021-12 Chaska Creek Center - Phase 2 Street and Utility Improvements
   Motion to approve Resolution #2021-12 Accepting the petition for Phase 2 of the public improvements for Chaska Creek Boulevard, and ordering preparation of construction documents.
H. Approve the Wetland Replacement Plan for Chaska Creek Industrial Center
   Motion to Approve the wetland replacement plan for Chaska Creek Industrial Center.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2021-10 and Resolution 2021-11, PUBLIC HEARING: Approve the Right of Way Vacation, Final Site & Building Plan and Final Plat for Chaska Creek Industrial (Chaska Creek Center 3rd Addition)/Oppidan/PC #2021-02

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the City owned this property and what happens with vacated portion.

Community Development Director Ringwald provided further information regarding the process of ROW vacation.

Mayor Windschitl opened the public hearing at 7:32 pm.

DRAFT

Mayor Windschitl closed the public hearing at 7:34 pm.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2021-10 to approve the Right of Way (ROW) Vacation for 10 feet on the Northwest Corner of Creek Road and Chaska Creek Boulevard. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2021-11 approving the Final Site & Building Plan and Final Plat (Chaska Creek Center 3rd Addition) for two industrial buildings in Chaska Creek Business Center (PC #2021-02). Motion carried.

8.B. Pedestrian and Bicycle Master Plan Consultant
City Administrator Podhradsky introduced the item to the Council.

Parks and Recreation Director Grange presented the item to the Council.

Mayor Windschitl inquired if Community Consulting and WSB has ever partnered before.

Parks and Recreation Director Grange stated that he believes they have.

City Administrator Podhradsky commented on the item and noted the recommendation of a Council member sitting on the task force.

Councilmember Hubbard noted she would be interested in doing so.

Councilmember Grau inquired where the SHIP dollars come from.

City Administrator Podhradsky stated they come from the State Department of Health.

Mayor Windschitl asked what initial steps from this plan Staff would like to see.

Parks and Recreation Director Grange went into some detail regarding wayfinding as being a key component to start with.

Councilmember Huang inquired what some recommendations have been to other cities implementing their plans.

Parks and Recreation Director Grange provided further information regarding those recommendations.

The Council shared their thoughts on the item.

Motion by Councilmember Hubbard, second by Councilmember Grau to direct Staff to enter into contract with Community Design Group and WSB. Motion carried.

DRAFT

Motion by Councilmember Huang, second by Councilmember Hatfield to appoint Councilmember Hubbard to be the Council representative on the steering committee. Motion carried.

8.C Park Board Appointments
City Administrator Podhradsky introduced the item to the Council.

Motion by Councilmember Huang, second by Councilmember Hubbard to appoint Donelle Heieie as a Park Board Member, Karli Cich as the first alternate, and Thomas Massey as the second alternate. Motion carried.

9. Bills
9.A. Accounts Payable Council Roster 3-15-2021

The Council requested further information about bills on pages 5, 9, and 30 and regarding CARES reimbursements.

City Administrator Podhradsky provided further information regarding those bills and gave further information regarding the use of the CARES money.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 3-15-2021
10.B. Other Reports
10.B.i. Financial Reports-January

Councilmember Huang:
- Noted the food distribution event on March 11 went really well and thanked all those who put these on and volunteer their time.
- Provided a brief update regarding SouthWest Transit.

Councilmember Grau:
- Requested a reminder regarding where in the application process the transitional housing project across from the municipal garage is. City Administrator Podhradsky explained where the project is in the process.
- Requested an update on how the federal stimulus will affect the City. City Administrator Podhradsky summarized how these funds will affect the City.

Councilmember Hubbard:
- Noted a resident contacted her with concerns regarding illegal dumping of yard waste. City Administrator Podhradsky briefly spoke to the issues this common practice can create.

DRAFT

- Encouraged residents to drive slower.

Councilmember Hatfield:
- Noted it is Women's History Month.
- Noted the American Legion Auxiliary will be putting on a drive-thru event at the VFW on April 3 from 10-11:30. The first 1000 kids that come through will receive a bag.

Assistant Administrator Kabat:
- Noted there is a stuff-the-bus event on March 21 organized by the Chaska Cares team and gave details regarding the event.
- Reported SouthWest Transit is engaging with Minnesota Valley Transit Association to do a long-term joint-planning study. He noted virtual focus groups will be held on March 24 and March 25 from noon-1pm and that there will be online questionnaires as well.

Parks and Recreation Director Grange:
- Reported there is an Empower Community Workshop via Zoom put on by the Parks and Recreation Department and the Carver County Arts Consortium starting Thursday, March 18. Sign-ups are located on the City website.

City Administrator Podhradsky:
- Noted the next Council meeting is April 5, 2021.

Mayor Windschitl:
- Asked folks to be responsible on St. Patrick's Day.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 8:46 pm.
Motion carried.

CITY OF CHASKA
ORDINANCE MC 2021-995

AMEND CHAPTER 10, ARTICLE 10.04, SECTION 10.04.010 ADOPTION OF STATE TRAFFIC REGULATIONS

WHEREAS, our current ordinance regarding traffic regulations pertaining to private roadways is vaguely written; and

WHEREAS, in order to enforce traffic violations on private roadways within the city our ordinance needs better clarification.

NOW THEREFORE, be it ordained by the Council of City of Chaska, in the State of Minnesota, as follows:

SECTION 1: **AMENDMENT** "10.04.010 Adoption Of State Traffic Regulations" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

10.04.010 Adoption Of State Traffic Regulations

The provision of Minn. Stat. Ch. 168 and 169, commonly known as the Highway Traffic Regulation Act, and Minn. Stat. Ch. 171, and all acts supplemental thereto or amendatory thereof, together with the provisions contained in this chapter are hereby adopted as the traffic code for the City; and it shall be unlawful for any person to operate any vehicle in the City, or to use the streets of the City in any manner contrary to that described in the provisions adopted by reference and herein contained.

(Ord. No. 102.2, Sec. 1, 1/31/72)

AFTER AMENDMENT

10.04.010 Adoption Of State Traffic Regulations

The provision of Minn. Stat. Ch. 168 and 169, commonly known as the Highway Traffic Regulation Act, and Minn. Stat. Ch. 171, and all acts supplemental thereto or amendatory thereof, together with the provisions contained in this chapter are hereby adopted as the traffic code for the City; and it shall be unlawful for any person to operate any vehicle in the City, or to use the streets of the City or any private roadway within the City in any manner contrary to that described in the provisions adopted by reference and herein contained.

(Ord. No. 102.2, Sec. 1, 1/31/72)

PASSED AND ADOPTED BY THE CITY OF CHASKA COUNCIL
_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Grau	_____	_____	_____	_____
Councilmember Hatfield	_____	_____	_____	_____
Councilmember Huang	_____	_____	_____	_____
Councilmember Hubbard	_____	_____	_____	_____
Mayor Windschitl	_____	_____	_____	_____

Presiding Officer

_____
Mark Windschitl, Mayor, City of Chaska

Attest

_____
Denise Beebe, Senior Clerk City of Chaska

REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/5/2021

Subject: **Amend Chapter 10, Article 10.40, Section 10.04.010 Traffic Regulations**

Prepared By: Denise Beebe, Senior Clerk

The current ordinance regarding traffic regulations pertaining to private roadways is vaguely written and could cause challenges on enforcement of violations if someone were charged.

Therefore, to regulate and enforce violation on private streets such as in the Chaska Commons, private roads in town home associations, and streets servicing Chaska Middle School East-West and Chaska Elementary and sports dome a change to our city ordinance was needed.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Ordinance #995 Amending Chapter 10, Article 10.04 Section 10.04.010 State Traffic Regulations of the Chaska City Code of Ordinances.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/5/2021

Subject: **Resolution of support for state bonding for County Highway 18 (West 82nd Street)**

Prepared By: Kevin Ringwald, Community Development Director

Background

On February 22, 2021, the City Council approved Resolution 2021-08 approving the master plan for the Arboretum Area Transportation Plan (AATP). The City Council also authorized the mayor to send a letter of support for state bond funds that would be utilized to cover the local share of the improvements for 82nd Street (see attached letter, dated March 9, 2021).

The county has received word from the state that they would prefer a resolution of support for those bond dollars rather than the letter. The county has requested that the various municipalities along the corridor adopt of resolution of support.

CITY COUNCIL ACTION REQUESTED

Motion to approve Resolution No. 2021-13, supporting the state issuance of bond dollars for the Highway 18 (West 82nd Street) which would fund the local share of that project.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 4/5/2021 RESOLUTION NO. 2021-13

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution of support for state bonding for County Highway 18 (West 82nd Street)

WHEREAS, the City of Chaska, Carver County, and MnDOT are responsible for the planning and development of a safe and functional multimodal transportation system within their jurisdictional boundaries; and

WHEREAS, the City of Chaska partnered with Carver County, MnDOT, the Minnesota Landscape Arboretum, and the cities of Chanhassen and Victoria to identify transportation system improvements in the Arboretum Area on Highway 5, Highway 41, Rolling Acres Road, Bavaria Road, and West 82nd Street to serve safe and efficient multi modal travel; and

WHEREAS, the Arboretum Area Transportation Plan recommends improving County Highway 18 (West 82nd Street) between Bavaria Road and Highway 41 to a paved, two-lane undivided roadway with trails, featuring a lower speed and sensitive environmental design to fit the unique context; and

WHEREAS, completing this two-mile gap in the transportation network will provide improved safety, mobility, community connectivity, and quality of life, all while accommodating planned growth; and

WHEREAS, Carver County has committed $13 million in local option sales tax and county state aid funds for the project, leaving a funding gap of $10 million that the City of Chaska and other project partners have no current capacity to fund locally; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Chaska does hereby support Carver County's state bonding request for $10 million to be used for improvements to County Highway 18 that will benefit the safe and efficient travel for all users through the Arboretum Area.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 5th day of April, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA
ONE CITY HALL PLAZA / CHASKA MN 55318-1962

March 9, 2021

Senator Scott Newman
Senate Transportation and Finance Committee
3105 Minnesota Senate Bldg.
St. Paul, MN 55155

Dear Senator Newman,

The City of Chaska is writing today to provide strong support for SF 1359. This bill would provide $10,000,000 to help with improvements needed to Carver County State Aid Highway 18 because of rapid growth of communities in Eastern Carver County. It is our understanding that this bill is scheduled in front of your committee on March 9th.

Carver CSAH 18 is currently a gravel road that serves as the northern border of the City of Chaska, and the southern border of the University of Minnesota's Landscape Arboretum. Although this road is gravel, it serves as a major transportation corridor between the Cities of Victoria and Chanhassen, especially since these cities share a High School in our School District and this High School is on the extension of CSAH 18 just to the east of Highway 41 in Chaska. With State Highway 5, which parallels CSAH 18 on the north side of the U of MN Arboretum, often being congested in peak times because of its 2-lane configuration, CSAH 18 often gets utilized as a bypass to Highway 5 to allow local traffic to try to get around congestion on Highway 5. At times, we also see non-local traffic from Highway 5 come down to use this as a bypass as well to avoid the congestion that often occurs on Highway 5 during peak time rush hours. With this road being gravel, having many elevation changes, and being very curvy, this can create unsafe conditions that have led to accidents.

A challenge that we have with funding of this road is that there is a gap in development along this section of road, with the entire northern border of this road being the Landscape Arboretum. While development will eventually occur on the south side of the road, it will likely take several years for this to occur, with these traffic challenges currently existing. Also, with the Arboretum presumably never developing on the north side of this road, this leaves our local communities with little financial ability to fund this road in a way that is economically feasible to see completed. Finally, with this road serving the practical role of being a traffic reliever to State Highway 5, we do feel that there is greater regional benefit to these improvements other than just the direct benefits it provides our community.

The City of Chaska endorses and supports SF 1359 and would greatly appreciate any support that you can provide us on this project.

Sincerely,



Mark Windschitl
Mayor, City of Chaska

Cc: Senator Julia Coleman

Phone: 952-448-9200 Fax: 952-448-9300 www.chaskamn.com

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/05/2021

Subject: **Amending 2020 Fund Budgets**

Reviewed By: **Noel Graczyk, Administrative Services Director**

Prepared By: **Kelly Grinnell, Finance Manager & Matt Burt, Accountant**

Background
While preparing the final 2020 Financial Statements, staff has evaluated and identified amendments to certain 2020 Fund Budgets. These changes relate to the Administration fee revenue within the General Fund. Offsetting expenses to various utility and other funds are being amended to reflect the amounts as anticipated in the General Fund.

These Administration fee were added in 2020 to offset expenditures accumulated from General Fund Building Maintenance Staff working in various City buildings.

The allocation of the Administration fee expense is as follows:

Electric Fund	25%	$31,250
Water Fund	10%	$12,500
Sewer Fund	10%	$12,500
Community Center Fund	50%	$62,500
Curling & Event Center Fund	5%	$6,250
	Total:	$125,000

Recommendation
Staff recommends adoption of the proposed resolution.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution 2021-14 Amending 2020 Fund Budgets.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 04/05/2021 RESOLUTION NO. 2021-14

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

RESOLUTION AMENDING 2020 FUND BUDGETS

WHEREAS, the City Council, on December 16, 2019, adopted Resolution No. 2019-131 adopting the 2020 Budget; and,

WHEREAS, the City Council previously adopted the following budget amendments:

- February 24, 2020 – Res. 2020-17
- June 15, 2020 – Res. 2020-48
- July 6, 2020 – Res. 2020-54

WHEREAS, budget amendments to the Electric, Water Sewer, Community Center, and Curling and Event Center Funds have been identified to reflect adjusted revenues and expenditures as estimated for 2020.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, that the following amendments to the 2020 Budget be adopted:

2020 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Electric Fund (Fund 601)	$41,960,500	$42,156,379	$(195,879)
Increases	0	31,250	(31,250)
Decreases	0	0	0
Amended Fund Budget	$41,960,500	$42,187,629	$(227,129)

2020 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Water Fund (Fund 602)	$3,484,300	$3,472,575	$11,725
Increases	0	12,500	(12,500)
Decreases	0	0	0
Amended Fund Budget	$3,484,300	$3485,075	$(775)

2020 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Sewer Fund (Fund 603)	$4,328,252	$4,686,650	$(358,398)
Increases	0	12,500	(12,500)
Decreases	0	0	0
Amended Fund Budget	$4,328,252	$4,699,150	$(370,898)

2020 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Community Center Fund (Fund 604)	$2,481,062	$4,025,012	$(1,543,950)
Increases	0	62,500	(62,500)
Decreases	0	0	0
Amended Fund Budget	$2,481,062	$4,087,512	$(1,606,450)

2020 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Curling and Event Center Fund (Fund 610)	$2,160,874	$2,789,387	$(628,513)
Increases	0	6,250	(6,250)
Decreases	0	0	0
Amended Fund Budget	$2,160,874	$2,795,637	$(634,763)

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 5th day of April 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/05/2021

Subject: **Amending 2021 Fund Budgets**

Reviewed By: **Noel Graczyk, Administrative Services Director**

Prepared By: **Kelly Grinnell, Finance Manager & Matt Burt, Accountant**

Background
During initial reviews of the 2021 Budget, Finance staff and department heads identified various adjustments, corrections, and requests. To ensure the 2021 Budget better reflects anticipated actuals, Finance staff has assembled the following amendments to the General Fund and Chaska Town Course Fund budgets.

Building Inspections: Transitional staffing changes
Building Inspections: Additional revenues as anticipated
Building Inspections: New permit tracking system and online options
Administration: Adjustment to license revenue
Chaska Town Course: Adjustment to reflect current level of staffing

Additional revenue sources have been identified to offset any related increase in expenditures within the General Fund. Adjustment made to the Chaska Town Course Fund will be funded by sources currently available within the fund.

Staff will continue to review and monitor the 2021 Budget on an ongoing basis and will bring to Council any necessary amendments to the 2021 Budget.

Recommendation
Staff recommends adoption of the proposed resolution.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution 2021-15 Amending 2021 Fund Budgets.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 04/05/2021 RESOLUTION NO. 2021-15

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

RESOLUTION AMENDING 2021 FUND BUDGETS

WHEREAS, the City Council, on December 21, 2020, adopted Resolution No. 2020-98 adopting the 2021 Budget; and,

WHEREAS, budget amendments to the General Fund and Chaska Town Course Fund have been identified to reflect adjusted revenues and expenditures as estimated for 2021.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, that the following amendments to the 2021 Budget be adopted:

2021 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
General Fund (Fund 101)	$20,107,676	$20,107,676	$0
Increases	163,868	163,868	0
Decreases	(21,720)	(21,720)	0
Amended Fund Budget	$20,249,824	$20,249,824	$0

2021 Budget	Revenues and Other Sources	Expenditures and Other Uses	Net Increase (Decrease)
Chaska Town Course Fund (Fund 606)	$2,330,700	$2,190,633	$140,067
Increases	0	121,500	(121,500)
Decreases	0	0	0
Amended Fund Budget	$2,330,700	$2,311,133	$18,567

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 5th day of April 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/5/2021

Subject: Transient Accommodations Renewals

Prepared By: Denise Beebe, Senior Clerk

Background

In 2018 the City Council adopted an ordinance requiring hotel and motel operations (transient accommodations) be licensed. The purpose of the ordinance is to ensure transient accommodations take steps and implement measures to discourage the use of their facilities for criminal activities and to protect the safety of their guests and the public.

On March 5, 2021, the City Council amended the ordinance regarding how the determination of annual qualifying calls for service would be considered to determine which level the facility would be in.

A. Level I transient accommodation - 0 to 9 annual qualifying calls for service; 0 annual qualifying felony complaints.

B. Level II transient accommodation - 10 to 19 annual qualifying calls for service; 1 annual qualifying felony complaints.

C. Level III transient accommodation - 20 or more annual qualifying calls for service; 2 or more annual qualifying felony complaint. Lodging unit: One self-contained unit within a transient ac

The fee schedule remained the same.

Prior to Council approval of the ordinance change staff worked with the owners and management staff of our local transient accommodations making sure they were aware of the changes and allowing them to have impute to the changes being made.

This year Super 8 has moved up to the Level II renewal but continues to work with Chaska Police to ensure proper steps are being taken.

Transient Accommodations Level I: $300
TownSquare Place

Transient Accommodations Level II: $300
Super 8

All transient accommodation businesses have returned their renewal paperwork and fee. Staff recommends approval of the 2021-2022 transient accommodations licenses renewals.

CITY COUNCIL ACTION REQUESTED

Motion to approve the 2021-2022 transient accommodation licenses effective May 1, 2021 through April 30, 2022.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/05/2021

Subject: Approval of Revised Carver County 2021 SHIP Grant Agreement for Pedestrian and Bicycle Master Plan

Prepared By: Marshall Grange, Director of Parks and Recreation

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Background

On January 25, 2021, Council approved acceptance of a Statewide Health Improvement Partnership (SHIP) grant from Carver County Public Health for $40,000. These dollars were to fund consultative services to conduct a comprehensive assessment of our trails and walkway systems as well as developing a master plan based upon that assessment.

Requests for Quotes (RFQ), came back higher than the awarded SHIP grant of $40,000. Staff asked each consultant to provide modified fee proposals in the amount of $40,000 and $45,000 along with explanations of what would be eliminated from the original proposal and the impact on the final plan outcome.

On March 9th, the Park Board had discussion regarding the two proposals and passed a motion recommending that City Council authorize staff to work with Community Design Group (CDG) and WSB. On March 11th, 2021 staff coordinated with Carver County Public Health to obtain an additional $5,000 in SHIP dollars to fully fund the $45,000 fee proposal. This resulted in a modified Grant Agreement, that is attached for Council approval.

Recommendation

Staff recommends Council approval of the Carver County 2021 revised SHIP Grant Agreement for $45,000.

CITY COUNCIL ACTION REQUESTED

Motion to Approve the 2021 revised Project Grant Agreement Between the City of Chaska and Carver County for a Pedestrian and Bicycle Master Plan for $45,000.

COUNTY OF CARVER
CITY OF CHASKA
SHIP GRANT AGREEMENT

This Statewide Health Improvement Partnership (SHIP) Grant Agreement is entered into by and between the County of Carver, 600 East 4th Street, Chaska, Minnesota 55318, through Carver County Public Health, (hereafter "CCPH") and City of Chaska, 1 City Hall Plaza, Chaska, Minnesota 55318 (hereafter "Grantee").

CCPH has been awarded Minnesota Department of Health (MDH) SHIP funding to support activities that prevent risk factors that lead to chronic disease. This is accomplished by building the capacity of communities to increase access to healthy foods and active living, and to reduce tobacco exposure.

Criteria

Funding and SHIP resources will be provided to support sustainable policy, and systems and environmental (PSE) change. The Grantee will demonstrate a clear and significant link between SHIP resources and PSE change. The Grantee must select activities within the established settings of community, workplace, schools, and health care; this can also include child care settings and senior living facilities. Additionally, within each setting the Grantee must select preapproved activities.

Recitals

1. Under Minnesota Statute §145.986, CCPH is empowered to enter into this grant.
2. CCPH is in need of duties to carry out the provisions of Minnesota Statute § 145.986
3. The Grantee represents that it is duly qualified and agrees to perform all services described in this grant agreement to the satisfaction of CCPH.

Grant Agreement

1. **Term of Grant Agreement**
   a. **Effective date:** January 1, 2021 Once this grant agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred back to the effective date. Reimbursements will only be made for those expenditures made according to the terms of this grant agreement and approved Project Proposal.
   b. ***Expiration date:*** October 31, 2021. As allowed under Minnesota Statute §145.986, the expiration date of the grant is certified through six months beyond the fiscal year (November 1 – October 31) in which the funds were originally appropriated or until all obligations have been satisfactorily fulfilled, whichever occurs first. Reimbursement requests must also be received by CCPH no later than the expiration date.
   c. ***Survival of Terms.*** The following clauses survive the expiration or cancellation of this grant agreement: 8. Liability; 9. Duration; 10. Audits; 11. Government Data Practices and Intellectual property; 12. Workers Compensation; 13. Publicity and Endorsement; 14. Governing Law, Jurisdiction, and Venue; and 19. Data Disclosure.

2. **Grantee's Responsibilities**
   a. Submit a project proposal that clearly identifies how SHIP resources will support PSE change as detailed in Appendix A: Project Proposal.
   b. Participate in SHIP meetings and potential meetings with SHIP staff to assist as needed

c. Provide updates on project status, such as but not limited to timelines, budget spent, and activities as requested within 5-10 business days
d. Only purchase items/conduct the activities agreed upon in the Project Proposal or with written approval from CCPH
e. Allow CCPH to use any product created
f. Promote and acknowledge CCPH and SHIP support on all materials/communication using provided SHIP branding
g. Conduct evaluation activities and provide any data that was collected
h. Submit invoices from the Grantee institution within 30 days of purchase
    i. Invoices must include information on:
        1. Bill to
        2. Remit to
        3. Detailed description of goods received/services provided including the vendor(s) and the item(s)
        4. Copies of the invoices for vendor(s)
        5. Original signed itemized receipts.
i. Provide a final report within 30 days of the completion of the project with all required information as detailed in Appendix B: Final Report.

3. CCPH's Responsibilities

a. Support the Grantee through the agreement and project proposal process including providing information on preapproved activities and allowable and unallowable expenses
b. Provide technical assistance to help conform projects to MDH and SHIP Grant requirements
c. Provide feedback on the project proposal within 5-10 business days
d. Attend essential Grantee meetings, such as quarterly advisory or committee meetings
e. Follow the MDH guidelines established in the SHIP strategy guides, including the financial guide
f. Provide electronic and print CCPH and MDH SHIP materials to support awareness, promotion, and other communications related to the project
g. Approve expenses within 5-10 business days
h. Reimburse mutually agreed upon project proposal expenditures and accompanying invoices within 45 days of receipt not to exceed $45,000.
i. Complete all necessary paperwork that is due for MDH

4. Reporting Requirements

The Grantee must satisfactorily submit all activity and financial reports by the date(s) requested by CCPH as described in the Recitals, unless CCPH grants an extension in writing.

5. Time

The Grantee must comply with all the time requirements described in this grant agreement.

6. Consideration and Payment

a. **Consideration.** CCPH will pay for all services performed by the Grantee under this grant agreement as follows:

i. ***Compensation.*** The Grantee will be paid for all activities as described in the Project Proposal performed by the Grantee during the term of the Grant up to the amount agreed upon in the Project Proposal.

ii. ***Total Obligation.*** The total obligation of CCPH for all compensation and reimbursements to the Grantee under this grant agreement will not exceed the amount agreed upon in the Project Proposal. CCPH reserves the right not to honor invoices or receipts that include unallowable expenses or are submitted late.

b. **Payment**

i. ***Invoices***. CCPH will promptly pay the Grantee after the Grantee's presentation of invoices or receipts for services performed, equipment, trainings, mileage, food expenses or other items agreed upon in the Project Proposal by CCPH's authorized agent pursuant to Clause 7. Invoices shall be submitted in a form prescribed by CCPH within the dates previously noted in "Term of Grant Agreement" in this contract. Submitted receipts must be detailed, signed, and dated; the receipt must have the items purchased in addition to the total, not just the total.

7. Conditions of Payment

All services provided by the Grantee under this grant agreement must be performed to CCPH's satisfaction, as determined at the sole discretion of CCPH's Authorized Representative and in accordance with all applicable federal, county, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by CCPH to be unsatisfactory or performed in violation of federal, county, or local law.

8. Authorized Representative

CCPH's Authorized Representative is Richard Scott 600 East 4th Street, Chaska, MN 55318, (952) 361-1500, or his/her successor, and has the responsibility to monitor the Grantee's performance and the authority to accept the services provided under this grant agreement. If the services are satisfactory, CCPH's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Grantee's Authorized Representative is Matt Podhradsky 1 City Hall Plaza, Chaska, MN 55318, 952-448-9200. If the Grantee's Authorized Representative changes at any time during this grant agreement, the Grantee must immediately notify CCPH.

9. Assignment, Amendments, Waiver, and Grant Agreement Complete

a. ***Assignment.*** The Grantee may neither assign nor transfer any rights or obligations under this grant agreement without the prior consent of CCPH and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this grant agreement, or their successors in office.

b. ***Amendments.*** Any amendment to this grant agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original grant agreement, or their successors in office.

c. ***Waiver.*** If CCPH fails to enforce any provision of this grant agreement, that failure does not waive the provision or its right to enforce it.

d. ***Grant Agreement Complete***. This grant agreement contains all negotiations and agreements between CCPH and the Grantee. No other understanding regarding this grant agreement, whether written or oral, may be used to bind either party.

10. Liability

The ***Grantee*** shall indemnify, hold harmless and defend CCPH, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which CCPH, its officers or employees may hereafter sustain, incur or be required to pay, for injury or damages that occur as a result of the use equipment, materials, or any other services purchased with SHIP funding or harms stemming arising out of any defects in the product or by reason of any act or omission of ***Grantee***, its agents, servants or employees, in the execution, performance, or failure to adequately perform ***Grantee's*** obligations pursuant to this agreement.

CCPH's liability under this agreement shall be governed Responsibility will be pursuant to Minnesota Statute § 466.03.

11. Duration

This Grant Agreement is at-will and may be modified in writing by mutual consent of authorized officials from CCPH and the Grantee.

12. Audits

This agreement is covered by the Minnesota Data practices act. Pursuant to Minn. Stat. §16C.05, subd. 5, the ***Grantee*** agrees that CCPH, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of CCPH and involve transactions relating to this Agreement. ***The Grantee*** agrees to maintain these records for a period of six years from the date of termination of this Agreement.

13. Government Data Practices and Intellectual Property

a. Government Data Practices. The Grantee and CCPH must comply with the Minnesota Government Data Practices Act, Minnesota Statute §. 13, as it applies to all data provided by CCPH under this grant agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant agreement. The civil remedies of Minn. Stat. §13.08 apply to the release of the data referred to in this clause by either the Grantee or CCPH.

If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify CCPH. CCPH will give the Grantee instructions concerning the release of the data to the requesting party before the data is released.

14. Worker's Compensation

The Grantee certified that it is in compliance with Minn. Stat. §176.181, subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered CCPH employees. Any claims that may arise under the Minnesota Workers'' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the CCPH's obligation or responsibility.

15. Publicity and Endorsement

a. ***Publicity.*** Any publicity regarding the subject matter of this grant agreement must identify CCPH as the sponsoring agency and must not be released without prior written approval from the CCPH's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors with respect to the program, publications, or services provided resulting from this grant agreement.

b. ***Endorsement.*** The Grantee must not claim that CCPH endorses its products or services.

16. Governing Law

Minnesota law, without regard to its choice-of-law provisions, governs this grant agreement. Venue for all legal proceedings out of this grant agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Carver County, Minnesota.

During the performance of this Agreement, the Grantee agrees to the following: No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, sexual orientation, public assistance status, criminal record, creed or national origin be excluded from full employment rights in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable Federal and State laws against discrimination.

17. Accessibility: Structural and nonstructural facilities and programs must meet all state and federal accessibility laws, regulations, and guidelines.

Copies of accessibility guidelines can be downloaded off the Americans with Disabilities Act Accessibility Guidelines website at http://www.access-board.gov.

18. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion – Lower Tier Covered Transactions

a. The prospective lower tier participant certifies, by submission of this agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

b. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this agreement.

19. Monitoring

If the grant is over $50,000, CCPH's authorized representatives will conduct at least one monitoring visit per grant period. This visit may be in person or by telephone.

20. Termination

Termination by CCPH. CCPH may cancel this agreement at any time, with or without cause, upon 30 days' written notice to the grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21. Data Disclosure

Under Minn. Stat. §270C.65, subd. 3 and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to CCPH, to federal and state tax agencies, and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

IN WITNESS WHEREOF, the parties have caused this Grant Agreement to be duly executed intending to be bound thereby. Acceptance of the terms of this agreement is acknowledged by the following signatures of the Authorized Representatives.

City of Chaska	Carver County Public Health
_____	_____
Signature/Date	Signature/Date
_____	_____
Name, Title	Name, Title

REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/5/2021

Subject: Appointment of Park Board Commissioners

Prepared By: Mary Monteith, Assistant to Parks and Recreation Director

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At the March 15, 2021 Council meeting, Council approved Donelle Heieie to the Chaska Park Board and Thomas Massey and Karli Cich as Alternates. However, these candidates were to all be appointed to the three open Commissioner positions on the Board.

Staff is asking for Council appointment of the other two candidates, Thomas Massey and Karli Cich to serve on the two remaining Commissioner spots on the Park Board.

CITY COUNCIL ACTION REQUESTED

Motion to appoint Thomas Massey and Karli Cich as Commissioners to the Chaska Park Board.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/05/2021

Subject: 2021 Overlay program

Prepared By: Brian Jung, Public Works Director

Specifications were prepared for 2021 Overlay program. The lists of streets are as follows:

Stoughton Ave
Zemble St
Crystal Ln
Ravoux Rd
Ravoux Cir

Bids were opened on April 1st, 2021 at 1:00PM. The results were as follows:

- Wm Mueller $397,280.30
- GMH Asphalt $430,548.05
- Northwest Asphalt $456,344.23

Pavement overlay and seal coat are handled as maintenance operations in the General Fund. The low bid is below the budget amount. Wm. Mueller & Sons is a reputable local firm that has done work for the City of Chaska in the past.

Staff recommends awarding the bid for 2021 Overlay to Wm Mueller & Sons.

CITY COUNCIL ACTION REQUESTED

Motion to approve Resolution No 2021-16 awarding the bid for the 2021 Overlay Program to Wm Mueller & Sons in the low bid amount of $397,280.30.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 04/05/2021 RESOLUTION NO. 2021-16

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Awarding the 2021 Bid for the 2021 Overlay Program to Wm Mueller & Sons in the Low Bid Amount of $397,280.30

WHEREAS, on April 1st, 2021, bids were opened and tabulated for the 2021 Overlay program for the following streets according to State Statute; and

- Wm Mueller $397,280.30
- GMH Asphalt $430,548.05
- Northwest Asphalt $456,344.23

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the 2021 Overlay program for the following streets to the low responsible bidder, Wm Mueller & Sons, in the amount of $397,280.30

Stoughton Ave
Zemble St
Crystal Ln
Ravoux Rd
Ravoux Cir

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 5th day of April, 2021.

_____
Mark Windschitl, Mayor

Attest _____
Deputy City Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/05/2021

Subject: **Award Bid for the Directional Boring for the 2021 Overhead to Underground Electric System Conversion Project**

Prepared By: **Andrew Romine, Interim Electric Director**

Public Bids were opened on March 31st, 2021, for the Directional Boring for the 2021 Overhead to Underground Electric System Conversion Project. Bids were received from 4 contractors and are attached. The low bid of $146,806.25 was received from Nagel Companies LLC. Nagel Companies LLC is a local contractor that has performed many previous projects on behalf of the City and is a reputable contractor. The bid was under our estimate which we had at $190,000.

CITY COUNCIL ACTION REQUESTED

Motion to adopt a resolution 2021-20, awarding the bid for Directional Boring for the 2021 Overhead to Underground Electric System Conversion Project to Nagel Companies LLC, in the low bid total amount of $146,806.25.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 04/05/2021 RESOLUTION NO. 2021-20

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Awarding the Bid for the Directional Boring of the 2021 Overhead to Underground Electric System Conversion to Nagel Companies LLC in the Low Bid Amount of $146,806.25

WHEREAS, the solicitation of public bids for 2021 Overhead to Underground Electric System Conversion Project ("the Project") occurred on March 31, 2021,

WHEREAS, pursuant to an advertisement for bids for the Project, bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	Total Base Bid
Low	Nagel Companies LLC	$146,806.25
	Crown Underground	$167,225.00
	NPL	$219,127.60
	MP Nexlevel	$229,765.17

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the Project to the low responsible bidder, Nagel Companies LLC, in the amount of $146,806.25.

FURTHER, BE IT RESOLVED, that the Mayor and the City Administrator are authorized to execute the contract documents for said improvement project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, the 5th day of April 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

ADVERTISMENT FOR BIDS

DIRECTIONAL BORING FOR
2021 OVERHEAD TO UNDERGROUND ELECTRIC SYSTEM CONVERSION
for the
CITY OF CHASKA
MINNESOTA

The City of Chaska, Minnesota will receive sealed bids for directional boring in the Highland Acres nieghborhood of Chaska, Minnesota for our 2021 overhead to underground electric system conversion project.

Bids will be received, until 2:00 p.m. local time, on the 31st day of March, 2021, at which time all bids will be publicly opened and read aloud at 660 Victoria Drive, Chaska Minnesota. Bids shall be submitted on the Proposal Form provided with the specifications and must be received before the bid due date and time.

Bids shall be addressed to the City of Chaska, 660 Victoria Drive, Chaska, Minnesota 55318-1440, Attention; Mr. Andrew Romine and shall be marked "SEALED BID – 2021 OVERHEAD TO UNDERGROUND ELECTRIC CONVERSION".

No bids will be accepted unless accompanied by a certified check or bid bond for ten percent (10%) of the amount of the proposal, payable to the Owner as a guarantee that if the proposal is accepted, the bidder will execute the required proper contract, performance and payment bond within ten (10) days after award of the contract.

The Bidder shall provide the city a complete responsible contractor minimum requirements form.

The Bidder shall include evidence of having satisfactorily complete at least five (5) similar installations during the past five (5) years.

Specifications and proposal documents may be examined at the offices of the City of Chaska, 660 Victoria Drive, Chaska, Minnesota and can also be emailed upon request.

The City of Chaska reserves the right to reject any and all bids, or to waive any technicality and accept any bid which may in their opinion, be in the best interest of the City.

No bid shall be withdrawn after the opening of bids without the written consent of the City of Chaska for a period of sixty (60) days after the scheduled time of receiving the bids.

Direct inquiries can be directed to Andrew Romine at the City of Chaska, 952-448-4335.

Chaska

Read By: Andrew Romine

Recorded By: Lynne Wiekman

Bidder's List

Bid Date and Time: March 31st, 2021 @ 2:00pm

Project Location: Highland Acres

Project Name: 2021 Overhead to Underground Electric Conversion

Estimate: 190,000

Contractor's Name	Resp. Contractor Cert	Bid Bond	Total Base Bid
NPL	X		$ 219,127.60
Nagel Co.	X		146,806.25
MP Dexterveel	X	X	229,765.17
Crown Underground	X		167,225.00

REQUEST FOR ACTION
CHASKA CITY COUNCIL
April 5, 2021

Subject: **Public Hearing: Modification of the Redevelopment Plan for Redevelopment Dist. No. 4, Establishing Tax Increment Financing (TIF) Dis. No. 24, Adopting a TIF Plan, and Authorizing the Execution of a Redevelopment Agreement and Granting a Business Subsidy**

Prepared By: Nate Kabat

Background

On January 25, 2021, the City Council approved the preliminary plans for the Oppidan industrial project in the Chaska Creek Business Park.

On March 15, 2021, The City Council approved the final plans for the Oppidan industrial project in the Chaska Creek Business Park.

The project proposes to develop two industrial buildings. Talking with the developer, Oppidan expects the first building to be built at 168,000 square feet beginning this year on Outlot E and the second building to be built on Outlot A at 133,000 square feet later, currently looking towards 2022. Both buildings will serve industrial users and are designed to accommodate multiple tenants. Per City and EDA policy, industrial projects of this nature are eligible for Tax Increment Financing (TIF) assistance.

On February 22, 2021, the Chaska City Council called for a public hearing to be held on April 5, 2021 on the establishment of TIF District No. 24.

On February 22, 2021, the Chaska EDA approved a letter of intent defining the general terms with Oppidan for TIF assistance. The Chaska EDA amended the letter of intent at its March 15, 2021 meeting to increase City assistance to address weak soils conditions identified on the site.

On March 10, 2021, the Chaska Planning Commission made approved a resulution finding that the modification to the redevelopment program for Redevelopment District No. 4 and a tax increment financing plan for Tax Increment Financing District No. 24 conform to the general plans for the development and redevelopment of the City.

Analysis

Modifying Redevelopment District No. 4, Establishing TIF District No. 24, and Adopting a Tax Increment Financing Plan

For the Chaska EDA and City Council to have authority to establish a TIF District and enter into a development agreement with the developer for that assistance, a Development District or Redevelopment District must be established for the TIF District to be located within. The City of Chaska has placed all its TIF Districts for the past few decades within Redevelopment District No. 4. The Redevelopment District establishes general goals and policies that guide the creation and use of TIF Districts that get created within.

At the time the Redevelopment District No. 4 was created, it generally followed the City boundary – this was before Southwest Chaska was annexed into the City. As a result, the area proposed for TIF District No. 24 is outside of the current boundary of Redevelopment District No. 4. The goals and policies established by the district are still consistent with the City's approach to economic development. A significant portion of Southwest Chaska is guided for business/industrial development, and the Oppidan project is the first TIF eligible project in the area. As a result, staff recommends amending Redevelopment District No. 4 to follow the current City boundary thereby incorporating the Southwest Chaska area and setting the stage to support future economic development in this area of the City. A map of the modified Redevelopment District No. 4 and the proposed TIF District No. 24 is attached to this memo.

The TIF Plan for District No. 24 establishes findings such as the public purpose, objectives, need, duration and estimated public costs and revenue within the district.

The established TIF District will be an Economic Development District, which may remain in existence for eight years from the data of receipt of the first tax increment. This timeline would put expected expiration of the district in the year 2031 due to anticipated receipt of first increment being 2023.

The TIF Plan determines that conditions exist within the Redevelopment Area which have prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development. The Plan finds development of these parcels is not attainable in the foreseeable future without the intervention of the TIF in the private development process.

Objectives for the District established by the plan include:

1. Redevelopment of underutilized property.
2. Funding of eligible improvements related to the qualification of the property as an economic development district, through the use tax increment.
3. Expansion of tax base and facilitation of job growth.

The TIF Plan finds the proposed development within the district consists of the construction of three new multi-tenant buildings with square footages of 130,000, 189,000, and 221,000. Note, the 221,000 SF building is a possibility for PID 300060800 south of Creek Road. This possible building would be TIF eligible per current policy but has not yet been formally submitted to a planning process and is outside of Oppidan's project. The new facilities will be used primarily for light industrial. The Developer has requested financial assistance to write down a portion of the acquisition and site improvement costs associated with development of the site. There are also extraordinary costs related to the installation of public infrastructure. The City intends to use a

portion of the tax increment to finance the public infrastructure. The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

The TIF plan summarizes estimated public costs associated with this development at a total of just over $7.8 million. The estimated revenue to be generated by the TIF is also just over $7.8 million.

Authorizing the Execution of a Redevelopment Agreement and Granting a Business Subsidy

The Redevelopment Agreement with KTJ 376, LLC (Oppidan) is in line with the Letter of Intent approved by Chaska EDA on February 22, 2021 and amended on March 15, 2021. The LOI applies the City and EDA's policy that industrial development is eligible for an 8-year economic development TIF district to receive an amount equal to two times the TIF eligible property taxes generated by the completed project. The February amendment increased the City's participation to assist with significant soils correction needs on the site. In total the redevelopment agreement commits up to $704,000 between Oppidan's two proposed buildings and an additional $600,000 for soils corrections on the site of the 168,000 square foot building. The full details are included in the attached Redevelopment Agreement.

Recommendation

The project proposed by Oppidan aligns with the City's and EDA's goals for job growth and industrial development west of Hwy 212. The City and EDA have made previous approvals in support of this project indicating their support. The TIF established through the proposed action this evening along with the associated Redevelopment Agreement with Oppidan generates significant revenue to support Oppidan's project and support necessary City infrastructure that will open additional areas for further industrial development.

Staff recommends approval of two resolutions attached to this report.

The first resolution will authorize modifying the boundary of Redevelopment District No. 4 to align with the City Boundary, the establishment of TIF District No. 24, and the TIF Plan for the district. The second resolution will authorize the execution of a redevelopment agreement and grant a business subsidy with Oppidan.

Prior to approving the resolutions, a public hearing must be held.

CITY COUNCIL ACTION REQUESTED

Motion to approve resolution adopting a modification to the redevelopment plan for redevelopment project No. 4; and establishing tax increment financing (economic development) district No. 24 therein and adopting a tax increment financing plan therefor.

Motion to approve resolution authorizing the execution of a redevelopment agreement and granting a business subsidy.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE April 5, 2021 RESOLUTION NO. 2021-17

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION ADOPTING A MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 4; AND ESTABLISHING TAX INCREMENT FINANCING (ECONOMIC DEVELOPMENT) DISTRICT NO. 24 THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR

BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), as follows:

Section 1. Recitals.

1.01. The Council has heretofore established Redevelopment Project No. 4 (the "Project Area") and adopted the Redevelopment Plan therefor. It has been proposed by the City that the Council adopt a Modification to the Redevelopment Plan (the "Redevelopment Plan Modification") for the Project Area and establish Tax Increment Financing (Economic Development) District No. 24 (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Redevelopment Plan Modification and the TIF Plan are referred to collectively herein as the "Program and Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Program and Plan, and presented for the Council's consideration.

1.02. The City has investigated the facts relating to the Program and Plan and has caused the Program and Plan to be prepared.

1.03. The City has performed all actions required by law to be performed prior to the establishment of the District and the adoption and approval of the proposed Program and Plan, including, but not limited to, (i) providing the proposed TIF Plan and the information on the fiscal and economic implications of the plan to the county auditor and the clerk of the school district board at least 30 days before a public hearing to be held by the City on the Program Modification and TIF Plan and (ii) publishing notice of the public hearing as required by the Act.

1.04. Certain written reports (the "Reports") relating to the Program and Plan and to the activities contemplated therein have heretofore been prepared by staff and consultants and submitted to the Council and/or made a part of the City files and proceedings on the Program and Plan. The Reports include data, information and/or substantiation constituting or relating to the basis for the other findings and determinations made in this resolution. The Council hereby confirms, ratifies and adopts the Reports, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05. The City is not modifying the boundaries of the Project Area, but is however, modifying the Redevelopment Plan therefor.

1.06. The Chaska Economic Development Authority has approved the Program and Plan.

Section 2. Findings for the Adoption and Approval of the Redevelopment Plan Modification.

2.01. The Council approves the Redevelopment Plan Modification, and specifically finds that: (a) the land within the Project area would not be available for redevelopment without the financial aid to be sought under the Redevelopment Plan; (b) the Redevelopment Plan, as modified, will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the project by private enterprise; and (c) that the Redevelopment Plan, as modified, conforms to the general plan for the development of the City as a whole.

Section 3. Findings for the Establishment of Tax Increment Financing (Economic Development) District No. 24.

3.01. The Council hereby finds that the District is in the public interest and is a "economic development district" under Minnesota Statutes, Section 469.174, Subd. 12 of the Act.

3.02. The Council further finds that the proposed development would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Tax Increment Financing Plan, that the Program and Plan conform to the general plan for the development or redevelopment of the City as a whole; and that the Program and Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the redevelopment or development of the District by private enterprise.

3.03. The Council further finds, declares and determines that the City made the above findings stated in this Section and has set forth the reasons and supporting facts

for each determination in writing, attached hereto as Exhibit A (and also included in the TIF Plan).

Section 4. Public Purpose.

4.01. The adoption of the Program and Plan conforms in all respects to the requirements of the Act and will result in increased employment in the City and the State of Minnesota, will result in preservation and enhancement of the tax base of the State, and will result in the development of parcels, making the land useful and valuable for contributing to the public health, safety and welfare of the City, and thereby serves a public purpose. For the reasons described in Exhibit A, the City believes these benefits directly derive from the tax increment assistance provided under the TIF Plan. A private developer will receive only the assistance needed to make the development financially feasible. As such, any private benefits received by a developer are incidental and do not outweigh the primary public benefits.

Section 5. Approval and Adoption of the Program and Plan.

5.01. The Program and Plan, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the City Administrator.

5.02. The staff of the City, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the Program and Plan and to negotiate, draft, prepare and present to this Council for its consideration all further plans, resolutions, documents and contracts necessary for this purpose.

5.03 The Auditor of Carver County is requested to certify the original net tax capacity of the District, as described in the Program and Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the City of Chaska is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

5.04. The City Administrator is further authorized and directed to file a copy of the Program and Plan with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this _____ day of ____ 20___.

Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

EXHIBIT A

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing (Economic Development) District No. 24 (the "District") as required pursuant to *M.S., Section 469.175, Subd. 3* are as follows:

1. *Finding that the District is an economic development district as defined in M.S., Section 469.174, Subd. 12.*

   The TIF District qualifies as an economic development district in that the proposed development described in the TIF Plan (the construction of three large industrial multi-tenant buildings on the site with proposed square footages of 130,000, 189,000, and 221,000 for industrial, manufacturing, and/or warehousing) will result in increased employment in the State and will result in preservation and enhancement of the tax base of the State. Without establishment of the TIF District, the proposed development would not occur within the City. The proposed development will also result in increased employment and enhancement of the tax base in both the City and the State). Tax increments from the TIF District will be used to provide financial assistance to the proposed development, in which over 85% of the square footage of the facilities to be constructed will be used for warehousing, storage and distribution of tangible property, excluding retail sales, or other purposes.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan.*

   The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future:

   The proposed development consists of the construction of three new multi-tenant buildings with
   square footages of 130,000, 189,000, and 221,000. The new facilities will be used primarily for light industrial. The Developer has requested financial assistance to write down a portion of the
   acquisition and site improvement costs associated with development of the site. There are also extraordinary costs related to the installation of public infrastructure. The City intends to use a portion of the tax increment to finance the public infrastructure including a stormwater connection. The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in the TIF Plan.

Therefore, the City has determined that the proposed development would not occur but for the financial assistance provided in the TIF Plan because of the increased costs related to development within the TIF District. The location and condition of the property requires expenditures related to development of the site, including site development, soils correction, public improvements, and stormwater and sewer connection lines, which currently do not allow development on the property.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan:

The land located within TIF District No. 24 requires site improvements including site preparation, grading, and landscaping, as well as stormwater and sewer connection lines. To commence construction of the new business facility, assistance with financing a portion of those costs will be necessary. The financial assistance provided under this TIF Plan will help offset the costs of these improvements. Given the nature of this property, there is no reasonable expectation of any development occurring that would generate as much market value increase as is estimated to be generated by the proposed development by the new business. Therefore, the City has concluded that substantial development at this particular site--and hence any significant increase in market value--is not reasonably expected to occur unless the City provides tax increment assistance as described in the TIF Plan.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

(a) The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is $0 (for the reasons described above), except some unknown amount of appreciation.

(b) If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately $52,127,573 (See Exhibit II in the TIF Plan).

(c) The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be 6,065,915 (See Exhibit V of the TIF Plan).

(d) Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $46,061,658 (the amount in clause b less the amount in clause c) without tax increment assistance.

3. Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.

The City Council has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

4. Finding that the Tax Increment Financing Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of Redevelopment Project No. 4 by private enterprise.

The proposed development is the construction of a new business in the Project Area that is expected to create new jobs in the City and State, plus create new tax base for the City and the State. The development meets the City's economic development goals in terms of land use, job
retention, and wage levels.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE April 5, 2021 RESOLUTION NO. 2021-18

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND GRANTING A BUSINESS SUBSIDY

BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), as follows:

Section 1. Recitals.

1.01. The City has heretofore established Redevelopment Project Area No. 4 (the "Project Area") and adopted the Redevelopment Plan therefor and adopted a Modification to the Redevelopment Plan (the "Redevelopment Plan Modification") for the Project Area and established Tax Increment Financing (Economic Development) District No. 24 (the "District") therein and adopted a Tax Increment Financing Plan (the "TIF Plan") therefor (the Redevelopment Plan Modification and the TIF Plan are referred to collectively herein as the "Program and Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.133 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Program and Plan.

Section 2. Approval of Redevelopment Agreement.

2.01. There has been prepared and presented to the Council for its consideration a certain Redevelopment Agreement (the "Agreement") between the City and KTJ 376, LLC (the "Developer") stating the Developer's responsibilities and the terms and conditions of the City's assistance with the financing of a Project on the Development Property (as such terms are defined in the Agreement) within the District.

2.02. The Council hereby approves the Agreement, together with any related documents necessary in connection therewith, including the Business Subsidy Agreement described in Section 3 below (collectively, the "Development Documents"), substantially in the form presented to the Council and hereby authorizes Mayor and City Administrator, in their discretion and at such time, if any, as they may deem appropriate, to finalize and execute the same on behalf of the City, and to carry out, on behalf of the City, the City's obligations thereunder.

2.03. The approval hereby given to the Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the City and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the Council by any duly designated acting official, or by such other officer or officers of the Council as, in the opinion of the City Attorney, may act in their behalf.

2.04. Upon execution and delivery of the Development Documents, the officers and employees of the City are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the City to implement the Development Documents.

2.05. The Council hereby determines that the execution and performance of the Development Documents will help realize the public purposes of the Act.

Section 3. Granting of a Business Subsidy.

3.01. Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidy Act"), provides that the City may not grant a business subsidy, within the meaning of the Business Subsidy Act, without first providing notice and a public hearing on the business subsidy. The City, on the date hereof, has held a public hearing, after notice was duly published as required by law in the official newspaper of the City, on the granting of a business subsidy in the form of tax increment assistance to be provided to the Developer, as described in the Redevelopment Agreement. The tax increment assistance proposed to be provided to the Developer pursuant to the Redevelopment Agreement constitutes a business subsidy under the Business Subsidy Act, in a principal amount not to exceed $1,304,000.

3.02. The City hereby finds that the granting of the business subsidy will meet the public purpose of encouraging the construction of necessary improvements within the City, and the Developer meets the City's specific minimum requirements to be eligible to receive a business subsidy under the Business Subsidy Act. The Developer has agreed to execute a Business Subsidy Agreement with the City (the "Business Subsidy Agreement") in which the Developer has agreed to the job creation goals as set forth in the Business Subsidy Agreement.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this _____ day of ____ 20___.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

REDEVELOPMENT AGREEMENT

IN

REDEVELOPMENT PROJECT AREA NO. 4

AND

TAX INCREMENT FINANCING (ECONOMIC DEVELOPMENT) DISTRICT NO. 24

CITY OF CHASKA,
CARVER COUNTY, MINNESOTA

Between

CITY OF CHASKA, MINNESOTA

And

KTJ 376,, LLC

for the

CHASKA CREEK INDUSTRIAL PROJECT

Dated as of April 5, 2021

This Document Was Drafted By:

DORSEY & WHITNEY LLP (GIT)
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402

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REDEVELOPMENT AGREEMENT

THIS Redevelopment Agreement (this "Agreement"), made and entered into as of this 5th day of April, between the CITY OF CHASKA, a municipal corporation and political subdivision of the State of Minnesota (the "City"), and KTJ 376, LLC, a Minnesota limited liability company (the "Developer").

WITNESSETH:

WHEREAS, the City has designated a Redevelopment District in the City denominated the Redevelopment Project Area No. 4 (the "Redevelopment District") and adopted a Redevelopment Plan (the "Redevelopment Plan") therefor, pursuant to and in accordance with Minnesota Statutes ("M.S."), Sections 469.124 to 469.133, as amended; and

WHEREAS, the City adopted a resolution establishing Tax Increment Financing (Economic Development) District No. 24, an "economic development district" (the "TIF District") pursuant to M.S., Section 469.174, Subdivision 12, and approved a Tax Increment Financing Plan therefor (the "TIF Plan"); and

WHEREAS, in order to achieve the objectives of the Redevelopment Plan and the TIF Plan, the City intends to provide assistance to the Developer through tax increment financing, as described in M.S., Sections 469.174 through 469.1794 (the "TIF Act"), to finance the construction of a 168,000 square foot multi-tenant industrial facility and a 133,000 square foot multi-tenant industrial facility (the "Project");

WHEREAS, the City has determined that, in order to accomplish the purposes specified in and to carry out the Redevelopment Plan and the TIF Plan, it is necessary and desirable for the City to reimburse the Developer for certain costs to be incurred and paid by the Developer in connection with the Project; and

WHEREAS, the City will apply tax increment revenues generated from the TIF District to (i) pay or reimburse the City for administrative expenses relating to the TIF District to the extent permitted by the TIF Act and (ii) reimburse the Developer, with interest, for certain costs incurred in connection with the construction of the Project; and

WHEREAS, the City believes that the development activities associated with the Project pursuant to this Agreement are in the best interests of the City and benefit the health, safety, morals and welfare of its residents, and comply with the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual obligations set forth in this Agreement, the parties hereto hereby agree as follows:

ARTICLE 1
Definitions

1.01. Definitions.

In this Agreement, unless a different meaning clearly appears from the context:

"Act" means M.S., Sections 469.124 to 469.133.

"Agreement" means this Agreement, as the same may be from time to time modified, amended or supplemented.

"Assessment Agreement" means the Assessment Agreement between the City and the Developer in the form set forth as Exhibit F hereto.

"Available Tax Increment" has the definition given it in Section 5.02(e).

"Building One" means the 168,000 square foot multi-tenant industrial facility.

"Building Two" means the 133,000 square foot multi-tenant industrial facility.

"Business Subsidies Act" means M.S., Sections 116J.993 through 116J.995.

"Certificate of Completion" means a certification in the form attached hereto as Exhibit D, to be provided to the Developer pursuant to this Agreement.

"City" means the City of Chaska, Minnesota.

"City Council" means the City Council of the City.

"Construction Plans" means the plans, specifications, drawings and related documents for the construction work to be performed by the Developer on the Development Property.

"County" means the County of Carver, Minnesota, a political subdivision of the State of Minnesota.

"Default Notice" means written notice from the City to the Developer setting forth the Event of Default and the action required to remedy the same.

"Developer" means KTJ 376, LLC, a limited liability company under the laws of the State of Minnesota.

"Development Property" or "Property" means the real property described in Exhibit A attached hereto.

"Event of Default" means as any of the events set forth in Section 7.01 hereof.

"Legal and Administrative Expenses" means the fees and expenses incurred by the City in connection with review and analysis of the development proposed under this Agreement with the

adoption and administration of the TIF Plan and establishment of the TIF District, the preparation of this Agreement and the issuance of the TIF Notes including, but not limited to, attorney and municipal advisor fees and expenses;

"Mortgage" means any mortgage made by the Developer which covers, in whole or in part, the Development Property.

"Mortgagee" means the owner or holder of a Mortgage.

"M.S." means Minnesota Statutes.

"Project" means the construction of both Building One and Building Two.

"Project Building" means either Building One or Building Two.

"Public Assistance" means the Available Tax Increment to be paid under Article 5 hereof.

"Qualified Costs" means costs incurred by Developer in connection with construction of the Project that are reimbursable from tax increment pursuant to Sections 469.174, Subd. 12 and 469.1761 of the TIF Act, which are shown on Exhibit C to this Agreement.

"Redevelopment District" means Redevelopment Project Area No. 4, designated pursuant to the Act.

"Redevelopment Plan" means the Redevelopment Plan developed for Redevelopment Project Area No. 4.

"Restrictions" means the easements, covenants, conditions and restrictions set forth in Exhibit B attached hereto.

"Section" means a Section of this Agreement, unless used in reference to M.S..

"State" means the State of Minnesota.

"Termination Date" means the earlier of (i) February 1, 2032, (ii) the date the TIF Notes are paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms.

"TIF Act" means M.S., Sections 469.174 through 469.1794, as amended.

"TIF District" means Tax Increment Financing (Economic Development) District No. 24, an economic development district, established by the City Council on April 5, 2021.

"TIF Notes" means the two (2) Tax Increment Revenue Notes (Oppidan Holdings, LLC), one for each Project Building, to be executed by the City and delivered to the Developer pursuant to Article 5 hereof, the form of which is attached hereto as Exhibit E. The total principal amount of any and all TIF Notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed $1,304,000; the total principal amount of the TIF Note issued to reimburse the

Developer for Qualified Costs of Building One will not exceed $994,000, and the total principal amount of the TIF Note issued to reimburse the Developer for Qualified Costs of Building Two will not exceed $310,000.

"TIF Plan" means the Tax Increment Financing Plan for the TIF District approved by the City Council.

"Unavoidable Delay" means a failure or delay in a party's performance of its obligations under this Agreement, or during any cure period specified in this Agreement which does not entail the mere payment of money, not within the party's reasonable control, including but not limited to acts of God, governmental agencies, the other party, strikes, labor disputes (except disputes which could be resolved by using union labor), fire or other casualty, lack of materials, or declarations of any state, federal or local government, pandemics, epidemics (including the COVID-19 virus); provided that within ten (10) days after a party impaired by the delay has actual (as opposed to constructive) knowledge of the delay it shall give the other party notice of the delay and the estimated length of the delay, and shall give the other party notice of the actual length of the delay within ten (10) days after the cause of the delay has ceased to exist. The parties shall pursue with reasonable diligence the avoidance and removal of any such delay. Unavoidable Delay shall not extend performance of any obligation unless the notices required in this definition are given as herein required.

ARTICLE 2
Representations and Warranties

2.01. City Representations.

The City makes the following representations to the Developer:

(a) The City a municipal corporation and political subdivision of the State. Under the provisions of the Act and the TIF Act, the City has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The City has designated the Redevelopment District and has adopted the Redevelopment Plan in accordance with the provisions of the Act and has created the TIF District and adopted the TIF Plan in accordance with the provisions of the TIF Act.

(c) With each payment of the TIF Notes, the City will provide Developer with a statement showing the Available Tax Increment along with a statement of the remaining amounts unpaid interest, if any, and principal.

2.02. Developer Representations.

The Developer represents and warrants that:

(a) The Developer is a Minnesota limited liability company and has power to enter into this Agreement and has duly authorized, by all necessary corporate action, the execution and delivery of this Agreement.

(b) Developer will, subject to and as required by Agreement, construct the Project in accordance with the terms of this Agreement, the TIF Plan and all applicable local, state and federal laws and regulations.

(c) At such time or times as may be required by law, the Developer will have complied with all local, state and federal environmental laws and regulations applicable to the Project, and will have obtained any and all necessary environmental reviews, licenses and clearances. The Developer has received no written notice from any local, state or federal official that the activities of the Developer or the City with respect to the Development Property may be or will be in violation of any environmental law or regulation. The Developer has no actual knowledge of any facts the existence of which would cause it to be in violation of any local, state or federal environmental law, regulation or review procedure with respect to the Development Property.

(d) Neither the execution or delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented by, limited by, conflicts with, or results in a breach of, any restriction, agreement or instrument to which the Developer is now a party or by which the Developer is bound.

(e) The Developer has no actual knowledge that any member of the City Council, or any other officer of the City has any direct or indirect financial interest in the Developer, the Development Property, or the Project.

(f) The Developer will use commercially reasonable efforts to obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all local, state and federal laws and regulations which must be obtained or met in connection with the Project. Without limitation to the foregoing, the Developer will request and seek to obtain from the City all necessary variances, conditional use permits and zoning changes related to the Project.

(g) The Developer would not undertake the Project without the financial assistance to be provided by the City pursuant to this Agreement and the TIF Plan.

(h) Apart from the assistance to be provided under this Agreement, the Developer shall pay all standard charges and fees due with respect to real estate developments and allocable to the Development Property under City ordinances and the City code, including but not limited to special assessments for local improvements, sewer and water use charges, building permit fees, plat fees, inspection fees, storm water fees and the like used against the Development Property.

2.03. Use, Ownership of Development Property; Restrictions; Use of Development Property. The Developer's use of the Development Property shall be subject to and in compliance with all of the conditions, covenants, restrictions and limitations imposed by this Agreement, the Restrictions, and all applicable laws, ordinances and regulations.

2.04. Ownership of Development Property. The Developer hereby represents and warrants that it is the owner in fee simple of the Development Property and that there are no liens,

defects or other encumbrances upon title to the Development Property that would hinder the development of the Development Property by the Developer as contemplated by this Agreement.

2.05. Declaration of Restrictive Covenants. The Developer shall prepare, execute, and record on the title to the Development Property a Declaration of Restrictive Covenants, in form approved by the City, which includes the Restrictions set forth in Exhibit B. If the Developer determines that operation of the Development Property and the Project would endanger the financial viability thereof, the Developer may request the City Council to consent to the amendment, modification or termination of any of the restrictions in any respect. The City is under no obligation to amend, modify or terminate any of the restrictions and may, in its sole and absolute discretion, refuse to do so.

2.06. Damage or Destruction. Subject to any mortgage requirements, upon any damage or destruction of the Project, or any portion thereof, by fire or other casualty, the Developer shall within one hundred twenty (120) days after such damage or destruction, commence the process required to repair, reconstruct and restore the damaged or destroyed Project, or portion thereof, to substantially the same condition or utility value as existed prior to the event causing such damage or destruction and shall diligently pursue such repair, reconstruction and restoration.

2.07. Relocation Costs. The Developer shall pay all relocation costs or expenses required under federal or state law to be paid to any owner or occupant of the Development Property as a result of the Project, and shall indemnify and hold harmless the City, its governing body members, officers, and agents including the independent contractors, consultants, and legal counsel, servants and employees thereof from any such relocation costs and expenses in accordance with the provisions of Section 4.01.

2.08. Assessment Agreement. The Assessment Agreement shall be executed by the Developer and the City as of the date hereof, and the Developer shall cause the Assessment Agreement and an executed Assessor's Certificate attached as Exhibit C thereto to be recorded on the title to the Development Property.

ARTICLE 3
Construction of Project

3.01. Construction Plans. Prior to commencing construction of either Building One or Building Two of the Project, the Developer shall make available to the City for review Construction Plans for such building. The Construction Plans shall provide for construction of the Project in conformity with the Redevelopment Plan, the TIF Plan, this Agreement, and all applicable state and local laws and regulations. The City shall approve the Construction Plans in writing if, in the reasonable discretion of the City, the Construction Plans: (a) conform to the Redevelopment Plan, the TIF Plan, this Agreement, and to any subsequent amendments thereto approved by the City; (b) conform to all applicable federal, state and local laws, ordinances, rules and regulations; (c) are adequate to provide for construction of the Project; and (d) no Event of Default has occurred.

No approval by the City shall relieve the Developer of the obligation to comply with the terms of this Agreement, applicable federal, state and local laws, ordinances, rules and regulations,

or to properly construct the Project. No approval by the City shall constitute a waiver of an Event of Default. Any disapproval of the Construction Plans shall set forth the reasons therefore and shall be made within thirty (30) days after the date of their receipt by the City. If the City rejects the Construction Plans, in whole or in part, the Developer shall submit new or corrected Construction Plans within thirty (30) days after written notification to the Developer of the rejection. The provisions of this Section relating to approval, rejection and resubmission of corrected Construction Plans shall continue to apply until the Construction Plans have been approved by the City. Issuance of a building permit by the City for the Project shall constitute approval by the City of the Construction Plans and their conformance to the Redevelopment Plan and TIF Plan.

3.02. Undertaking of Project.

(a) Subject to Unavoidable Delay, Developer shall commence:

(i) Building One by December 31, 2021, and cause Building One to be substantially completed in accordance with the Section 3.03(a) and other terms of this Agreement by December 31, 2022; and

(ii) Building Two by December 31, 2022, and cause Building Two and the Project to be substantially completed in accordance with the Section 3.03(a) and other terms of this Agreement by December 31, 2023.

(b) All work with respect to the Project shall be in substantial conformity with the Construction Plans approved by the City.

(c) The Developer shall not interfere with, or construct any improvements over, any public street or utility easement without the prior written approval of the City. All connections to public utility lines and facilities shall be subject to approval of the City (in accordance with City code) and any applicable private utility provider. Except for public improvements, which are undertaken by the City or other governmental body and assessed against benefited properties, all street and utility installations, relocations, alterations and restorations shall be at the Developer's expense and without expense to the City. The Developer, at its own expense, shall replace any public facilities or utilities damaged during the Project by the Developer or its agents or by others acting on behalf of or under the direction or control of the Developer.

3.03. Certificate of Occupancy; Certificate of Completion.

(a) Upon the Developer's request following the City's certification that the Project is completed to the reasonable satisfaction of the City, the City will furnish the Developer with a Certificate of Completion for the respective Project Building, in substantially the form attached hereto as Exhibit D, as conclusive evidence of satisfaction and termination of the agreements and covenants of this Agreement with respect to the obligations of the Developer to complete the respective Project Building (and the Project after completion of Building Two). The furnishing by the City of such Certificate of Completion shall not

constitute evidence of compliance with or satisfaction of any obligation of the Developer to any Mortgagee.

(b) If the City shall refuse or fail to provide a Certificate of Completion following the Developer's request, the City shall, within ten (10) days after the Developer's request, provide the Developer with a written statement specifying in what respects the Developer has failed to complete the respective Project Building or Project in accordance with this Agreement, or is otherwise in default, and what measures or acts will be necessary, in the reasonable opinion of the City, for the Developer to obtain the Certificate of Completion.

3.04. Progress Reports. Until the Certificate of Completion is issued for the Project, the Developer shall make, in such detail as may reasonably be required by the City, and forward to the City, upon demand by the City (provided such demand shall not be made more frequently than quarterly in the absence of an Event of Default hereunder), a written report as to the actual progress of construction.

3.05. Access to Development Property. The Developer agrees to permit the City and any of its officers, employees or agents access to the Development Property at all reasonable times for the purpose of inspection of all work being performed in connection with the Project; provided, however, that the City shall not have an obligation to inspect such work.

3.06. Modification; Subordination. The City agrees to subordinate its rights under this Agreement to the holder of any Mortgage securing construction or permanent financing, in accordance with the terms of a subordination agreement in a form reasonably acceptable to the City.

ARTICLE 4
Defense of Claims; Insurance

4.01. Defense of Claims.

(a) The Developer shall indemnify and hold harmless the City, its governing body members, officers, and agents including the independent contractors, consultants, and legal counsel, servants and employees thereof (hereinafter, for the purposes of this Section, collectively the "Indemnified Parties") for any expenses (including reasonable attorneys' fees), loss (excluding consequential, special or punitive damages except to the extent payable to third parties by any Indemnified Parties), damage to property, or death of any person occurring at or about, or resulting from any defect in, the Project; provided, however, the Developer shall not be required to indemnify any Indemnified Party for any claims or proceedings arising from any negligent, intentional misconduct, or unlawful acts or omissions of such Indemnified Party, or from expenses, damages or losses that are eligible to be reimbursed by insurance. Promptly after receipt by the City of notice of the commencement of any action in respect of which indemnity may be sought against the Developer under this Section 4.01, such person will notify the Developer in writing of the commencement thereof, and, subject to the provisions hereinafter stated, the Developer shall assume the defense of such action (including the employment of counsel, who shall be counsel reasonably satisfactory to the City) and the payment of expenses insofar as such

action shall relate to any alleged liability in respect of which indemnity may be sought against the Developer. The City shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall not be at the expense of the Developer unless the employment of such counsel has been specifically authorized by the Developer. Notwithstanding the foregoing, if the City has been advised by independent counsel that there may be one or more legal defenses available to it which are different from or in addition to those available to the Developer, the Developer shall not be entitled to assume the defense of such action on behalf of the City, but the Developer shall be responsible for the reasonable fees, costs and expenses (including the employment of counsel) of the City in conducting their defense. The Developer shall not be liable to indemnify any person for any settlement of any such action effected without the Developer's consent. The omission to notify the Developer as herein provided will not relieve the Developer from any liability which they may have to any Indemnified Party pursuant hereto, otherwise than under this Section.

(b) The Developer agrees to protect and defend the Indemnified Parties, and further agrees to hold the aforesaid harmless, from any claim, demand, suit, action or other proceeding whatsoever by any person or entity arising or purportedly arising from the actions or inactions of the Developer (or other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement but shall, in any event, apply to any pecuniary loss (excluding consequential, special or punitive damages except to the extent payable to third parties by any of the Indemnified Parties) or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the City at a rate equal to the prime rate) as a result of the Project, as constructed and operated by the Developer, causing the TIF District to cease to qualify as an "economic development district" under the TIF Act or to violate limitations as to the use of the revenues therefrom as set forth in the TIF Act.

(c) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City, as the case may be.

4.02. Insurance.

(a) Subject to the terms of any Mortgage relating to the Development Property, the Developer shall keep and maintain the Development Property and Project at all times insured against such risks and in such amounts, with such deductible provisions, as are customary in connection with facilities of the type and size comparable to the Project, and the Developer shall carry and maintain, or cause to be carried and maintained, and pay or cause to be paid timely the premiums for direct damage insurance covering all risks of loss, including, but not limited to, the following:

1. fire

2. extended coverage perils
3. vandalism and malicious mischief
4. boiler explosion (but only if steam boilers are present)
5. collapse

on a replacement cost basis in an amount equivalent to the full insurable value thereof. ("Full insurable value" shall include the actual replacement cost of the Project, exclusive of foundations and footings, without deduction for architectural, engineering, legal or administrative fees or for depreciation.) Insurance in effect with respect to any portion of the Project to be constructed, rehabilitated, or renovated as a part of the Project prior to the issuance by the City of a Certificate of Completion under Section 3.03 hereof with respect thereto shall be maintained on an "all-risk" builder's risk basis during the course of construction. The policies required by this Section 4.02 shall be subject to a no coinsurance clause or contain an agreed amount clause, and may contain a deductibility provision not exceeding $25,000.

(b) Subject to the terms of any Mortgage relating to the Development Property, policies of insurance required by this Section 4.02 shall insure and be payable to the Developer, and shall provide for release of insurance proceeds to the Developer for restoration of loss. The City shall be furnished certificates showing the existence of such insurance. In case of loss, the Developer is hereby authorized to adjust the loss and execute proof thereof in the name of all parties in interest. On an annual basis and from time to time at the City's request, the Developer shall file with the City, as applicable, a certificate of insurance for each of the policies required under this Section.

ARTICLE 5
Public Assistance

5.01. Development Costs The Developer has agreed to and shall be responsible to pay all of its respective costs of the Project, as herein provided. However, the City, in order to encourage the Developer to proceed with the construction of the Project, and to assist the Developer in paying the costs thereof, is willing to provide the Public Assistance and thereby reimburse the Developer for Qualified Costs, as permitted by the TIF Act and in accordance with the TIF Plan, that will be incurred by the Developer to construct the Project.

5.02. Reimbursement for Qualified Costs.

The City agrees to reimburse the Developer, using Available Tax Increment on a pay-as-you-go basis, for Qualified Costs of the Project. The City shall, upon completion of the respective Project Building and the issuance of a the Certificate of Completion therefor, make reimbursement payments pursuant to limited revenue tax increment notes for the Project Building, the form of which is attached hereto as Exhibit E, with said payments of principal and interest to be made on the dates (the "Payment Dates") specified in the TIF Notes, subject to the following terms and conditions:

(a) The total principal amount of any and all TIF Notes issued for the Project will not exceed one million three hundred and four thousand dollars ($1,304,000); the total

principal amount of the TIF Note issued for Building One will not exceed nine hundred ninety four thousand dollars ($994,000), and the total principal amount of the TIF Note issued for Building Two will not exceed three hundred ten thousand dollars ($310,000).

(b) The unpaid principal of the TIF Notes shall bear simple non-compounding interest from the date of issuance of the TIF Notes, at four percent (4.00%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(c) No payments shall be made by the City to the Developer unless and until the Developer has provided written evidence reasonably satisfactory to the City that (i) Qualified Costs in the amount to be reimbursed from the Available Tax Increment have been incurred for the respective phase of the Project and paid by the Developer and (ii) the Certificate of Completion has been issued for the respective phase of the project as contemplated in Section 3.03 hereof.

(d) The City shall be obligated to make the payments to the Developer required pursuant to this Section 5.02 *only from and to the extent of* the Available Tax Increment actually received from the TIF District for any tax year, and such payments shall never be considered to be a general obligation or indebtedness of the City.

(e) Calculated on an annual basis, the City will retain five percent 5% of the Tax Increment generated from the Project for administrative costs and apply the retained Tax Increment first to pay any administrative expenses relating to the Development Property to the extent permitted by the Tax Increment Act and to the extent that such expenses have not been paid or reimbursed to the City by the Developer. Any of the retained Tax Increment remaining after the payment of any administrative expenses then due and owing (the "Available Tax Increment") shall first be paid to the Developer for reimbursement of the Qualified Costs plus interest on the Payment Dates, and any increment remaining thereafter shall be retained by the City.

(f) Upon thirty (30) days' written notice to the Developer, the City may prepay all or a portion of the outstanding principal balance due to the Developer pursuant to this Section 5.02 without penalty, on any date at a prepayment price equal to the outstanding principal balance to be prepaid plus accrued interest to the prepayment date.

(g) The City shall not be obligated to make any payments hereunder subsequent to the termination of this Agreement as provided in Section 8.06 hereof, and any amounts remaining unpaid as of such date (other than by reason of failure of the City to comply with the terms of this Agreement) shall be considered forgiven by the Developer and shall cease to be owing.

(h) The Developer may assign its rights under this Agreement (including the payments to be made to the Developer hereunder) to secure financing incurred by the Developer to pay costs of the Project, including but not limited to any Mortgagee, or, after Certificate of Completion has been issued by the City, to third parties.

5.03. Conditions Precedent to Provision of Public Assistance.

Upon payment by the Developer of Qualified Costs for the respective Project Building, the Developer will deliver to the City an instrument executed by the Developer (i) specifying the amount and nature of the Qualified Costs of the Project Building to be reimbursed and (ii) certifying that such costs have been paid to third parties unrelated to the Developer, or if any costs have been paid to third parties related to the Developer, that such costs do not exceed the reasonable and customary costs of services, labor or materials of comparable quality, dependability, availability and other pertinent criteria and that such costs have not previously been contained in an instrument furnished to the City pursuant to this Section 5.03. Together with such instrument, the Developer shall deliver to the City evidence reasonably satisfactory to the City of the payment by the Developer of such costs to be reimbursed. Thereafter, the City will provide to the Developer reimbursement for the respective Project Building, constituting a portion of the Public Assistance described in this Article 5, paid up to the maximum amount then due and payable, in accordance with Section 5.02.

5.04. Satisfaction of Conditions Precedent. Notwithstanding anything to the contrary contained herein, the City's obligation to reimburse the Developer for Qualified Costs shall be subject to satisfaction, or waiver in writing by the City, of all of the following conditions precedent:

(a) the conditions precedent in this Section 5.04 hereof have been satisfied;

(b) the Developer shall have cured any material title defects with respect to the Development Property;

(c) the Developer shall not be in default under the terms of this Agreement beyond any applicable cure period;

(d) the Developer shall have executed and recorded on the title to the Development Property, the Declaration of Restrictive Covenants, required by Section 2.05 hereof, as set forth in Exhibit B;

(e) the Developer shall have closed on or received commitments in financing or shall provide equity sufficient to pay all costs to be incurred in connection with the Project; and

(g) the Developer shall have executed the Assessment Agreement described in Section 2.09.

(h) the Developer shall have executed the Business Subsidy Agreement described in Section 8.05.

In the event that all of the above conditions required to be satisfied as provided in this Section 5.04 have not been satisfied by December 31, 2023, either the City or the Developer may terminate this Agreement if such conditions are not satisfied within thirty (30) days following notice to the non-terminating party by the terminating party. Upon such termination, the provisions of this Agreement relating to the Project shall terminate and, except as provided in

Article 8, neither the Developer nor the City shall have any further liability or obligation to the other hereunder.

5.05. Notice of Default. Whenever the City shall deliver any notice or demand to the Developer with respect to any breach or default by the Developer in its obligations or covenants under this Agreement, the City shall at the same time forward a copy of such notice or demand to each investor, lender, or holder of any permitted mortgage, lien or other similar encumbrance at the last address of such holder shown in the records of the City. Each such investor, lender, or holder shall have the right, at its option, to cure or remedy such breach or default and to add the cost thereof to the mortgage debt and the lien of its mortgage; provided that if the breach or default is with respect to construction of the Project, nothing contained in this Agreement shall be deemed to permit or authorize such holder, either before or after foreclosure or action in lieu thereof, to undertake or continue the construction or completion of the Project without first having expressly assumed the obligation to the City, by written agreement satisfactory to the City, to complete the construction the Project in accordance with the plans and specifications therefor and this Agreement. Any such holder who shall properly complete the construction of the Project shall be entitled, upon written request made to the City, to a certification by the City to such effect in the manner provided in Section 3.03.

5.06. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under M.S., Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

5.07 Action to Reduce Taxes. The Developer may seek through petition or other means to have the market value for the Development Property reduced. Until the TIF Notes are fully paid, such activity must be preceded by written notice from the Developer. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Notes until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result any reduction in market value of the Development Property. During the period that the payments are subject to suspension, the City may make partial payments on the TIF Notes if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Notes pursuant to this Section shall not be considered a default under this Agreement.

5.08 Legal and Administrative Expenses. The Developer shall pay all Legal and Administrative Expenses that are incurred in connection with the negotiating, approval and documentation of this Agreement, including the $10,000 administrative fee to be paid to the City for the economic development assistance. Thereafter, Administrative Expenses shall be reimbursed in accordance with 5.02(e) of this Agreement or any amendment to this Agreement requested by the Developer.

ARTICLE 6
Prohibitions Against Assignment and Transfer

6.01. Transfer of Property and Assignment. Other than leases made in the ordinary course of business, the Developer has not made and will not make, or suffer to be made, any total or partial sale, assignment, conveyance, lease, or other transfer, with respect to this Agreement, the Project or Property or any part thereof or any interest therein (other than any Mortgage or Mortgages securing financing for the Project or other than any assignment of the payments to be made to the Developer under Section 5.02 hereof that is permitted under Section 5.02 hereof), or any contract or agreement to do any of the same, without the prior written approval of the City, which shall not be unreasonably withheld or delayed. The City shall be entitled to require as conditions to any such approval that: (i) the proposed transferee have the qualifications and financial responsibility, as reasonably determined by the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer; (ii) the proposed transferee, by recordable instrument satisfactory to the City shall, for itself and its successors and assigns, assume all of the obligations of the Developer under this Agreement. No transfer of, or change with respect to, ownership in the Project or Property or any part thereof, or any interest therein, however consummated or occurring and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the City of or with respect to any rights or remedies or controls provided in or resulting from this Agreement with respect to the Project or Property and the completion of the Project that the City would have had, had there been no such transfer or change. There shall be submitted to the H City for review all legal documents relating to the transfer.

Notwithstanding the foregoing, this Section 6.01 shall not apply to any transfer or assignment: (i) to any entity controlling, controlled by or under common control with the Developer; (ii) to any entity in which the majority equity interest is owned by the parties that have a majority equity interest in the Developer; or (iii) that after giving effect to such transfer or assignment does not result in a change in control of the Developer.

Provided that no Event of Default exists hereunder, any such transfer or assignment shall release the Developer from its obligations hereunder upon execution and delivery to the City by the transferee or assignee of an instrument in form and substance satisfactory to the City by which the transferee or assignee assumes the obligations of the Developer hereunder.

Except as set forth in the immediately preceding paragraph, in the absence of specific written agreement by the City to the contrary, no approval of any assignment or transfer by the City thereof with respect to any transfer or assignment shall be deemed to relieve the Developer, or any other party bound in any way by this Agreement or otherwise with respect to the completion of the Project, from any of their obligations with respect thereto.

6.02. Termination of Limitations on Transfer. The provisions of Section 6.01 shall terminate at such time as the Certificate of Completion has been issued by the City under Section 3.03 of this Agreement with respect to the Project; provided, however, that any assignment of the payments to be made to the Developer under Section 5.02 may only be assigned as permitted under Section 5.02 hereof.

ARTICLE 7
Event of Default; Fees

7.01. Events of Default. Subject to Unavoidable Delay, the following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless the context otherwise provides), any one or more of the following events which occurs and continues for more than thirty (30) days after written notice by the defaulting party of such default (and the term "default" shall mean any event which would with the passage of time or giving of notice, or both, be an "Event of Default" hereunder):

(a) Failure of the Developer to construct or reconstruct the Project as required hereunder.

(b) Failure of the Developer to furnish the Construction Plans as required hereunder.

(c) Failure of the Developer to pay to the City any amounts required to be paid by the Developer hereunder.

(d) Failure of the Developer or the City to observe and perform any other material covenant, condition, obligation or agreement on its part to be observed or performed hereunder.

(e) Failure of the Developer to pay any taxes on the Development Property prior to the same becoming delinquent.

(f) Filing of any voluntary petition in bankruptcy or similar proceedings by the Developer; general assignment for the benefit of creditors made by the Developer or admission in writing by the Developer of inability to pay its debts generally as they become due; or filing of any involuntary petition in bankruptcy or similar proceedings against the Developer which are not dismissed or stayed within sixty (60) days.

7.02. Remedies on Default. In the event the City desires to exercise any of its rights or remedies as provided herein or otherwise available to the City at law or in equity, the City shall first provide written notice to Developer setting forth with specific particularity the Event of Default and the action required to cure or remedy the same (the "Default Notice"). Developer or any transferee or assignee under Section 6.01 hereof, shall have thirty (30) days from receipt of a Default Notice to cure or remedy the Event of Default specified in the Default Notice, or such longer period as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances. If, following Developer's receipt of a Default Notice, Developer does not cure or remedy the Event of Default therein specified within the time provided above, the City may take any one or more of the following actions at any time prior to Developer's curing or remedying the Event of Default:

(a) Suspend its performance under this Agreement until it receives assurances from Developer, deemed reasonably adequate by the City, that Developer will cure its default and continue its performance under this Agreement.

(b) In the case of a material default that is not cured within a reasonable period of time, terminate all rights of Developer under this Agreement.

(c) Withhold the Certificate of Completion.

(d) Take whatever action at law or in equity may appear necessary or desirable to the City to enforce performance and observance of any obligation, agreement, or covenant of Developer under this Agreement.

In the event the City should fail to observe or perform any covenant, agreement or obligation of the City on their part to be observed and performed under this Agreement, Developer may take any one or more of the following actions:

(a) Suspend its performance under this Agreement until it receives assurances from the City deemed adequate by Developer, that the City will cure its default and continue its performance under this Agreement.

(b) In the case of a material default that is not cured within a reasonable period of time, terminate all rights of the City under this Agreement.

(c) Take whatever action at law or in equity may appear necessary or desirable to Developer to enforce performance and observance of any obligation, agreement, or covenant of the City under this Agreement.

7.03. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City, or to the Developer is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City, or

Developer to exercise any remedy reserved to them, it shall not be necessary to give notice, other than such notice as may be required under this Agreement.

7.04. Waivers. All waivers by any party to this Agreement shall be in writing. If any provision of this Agreement is breached by any party and thereafter waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

7.05. Agreement to Pay Attorneys' Fees. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

ARTICLE 8
General Provisions

8.01. Conflicts of Interest; City Representatives Not Individually Liable. No member, official, employee, or consultant or employee of a consultant of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, consultant or the consultant's employees or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested. No member, official, consultant or consultant's employee, or employee of the City shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to Developer or successors or on any obligations under the terms of this Agreement. No member, official, consultant or consultant's employee, or employee of the Developer shall be personally liable to the City, or any successor in interest, in the event of any default or breach by the Developer or for any amount which may become due to the City on any obligations under the terms of this Agreement.

8.02. Equal Employment Opportunity. Developer, for itself and its successors and assigns, agrees that during the construction of the Project it will comply with any applicable affirmative action and nondiscrimination laws or regulations.

8.03. Restrictions on Use. Developer agrees for itself, and its successors and assigns, and every successor in interest to the Development Property, or any part thereof, that Developer, and such successors and assigns, shall devote the Development Property to, and only to and in accordance with, the uses specified in the Redevelopment Plan, this Agreement and other agreements entered into between the Developer and the City, and shall not discriminate upon the basis of race, color, creed, religion, national origin, sex, marital status, disability, status with regard to public assistance, sexual orientation, and familial status in the sale, lease, or rental or in the use or occupancy of the Development Property or any improvements erected or to be erected thereon, or any part thereof.

8.04. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

8.05. Business Subsidies Act. The Business Subsidy Act requires as a condition for the assistance being provided by the City to the Developer under this Agreement that the Developer enter into an agreement with the City meeting the requirements set forth in the Business Subsidy Act. In order to satisfy such requirement, upon execution of this Agreement, the City and the Developer will execute and deliver the Business Subsidy Agreement in substantially the form attached hereto as Exhibit G.

8.06. Term of Agreement. This Agreement shall terminate upon the earlier to occur of (i) February 1, 2032, (ii) the date the TIF Notes are paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; it being expressly agreed and understood that the provisions of this Agreement are intended to survive the expiration and satisfaction of any security instruments placed of record contemporaneously with this Agreement, if such expiration and satisfaction occurs prior to the expiration of the term of this Agreement, as stated in this Section 8.06.

8.07. Provisions Surviving Termination. Sections 4.01 and 7.05 hereof shall survive any termination, rescission, or expiration of this Agreement with respect to or arising out of any event, occurrence, or circumstance existing prior to the date thereof.

ARTICLE 9
Administrative Provisions

9.01. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by any party to another party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally as follows:

(a) in the case of Developer, addressed to or delivered personally to:

KTJ 376, LLC
400 Water Street, Suite 200
Excelsior, MN 55331
Attention: David Scott

(b) in the case of the City, addressed or delivered personally to:

City of Chaska
500 4th Avenue NE
Chaska, MN 55912
Attention: City Administrator

The City and the Developer, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications should be sent.

9.02. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

9.03. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the City and the Developer and their respective successors and assigns.

9.04. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

9.05. Amendments, Changes and Modifications. This Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the City and the Developer. The Mayor and City Administrator are authorized to execute and deliver amendments and any documents related to this Agreement on behalf of the City.

9.06. Further Assurances and Corrective Instruments. The City and the Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Development Property or the Project or for carrying out the expressed intention of this Agreement.

9.07. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope of intent of any provisions or Sections of this Agreement.

9.08. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota without giving effect to the conflicts-of-laws principles thereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2021, by _____, the Mayor, and _____, the City Administrator, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2021.

_____
Notary Public

KTJ 376, LLC, a Minnesota limited liability company

By: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2021, by _____, the _____ of KTJ 376, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ___ day of _____, 2021.

_____
Notary Public

EXHIBIT A

DEVELOPMENT PROPERTY

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows:

Parcel ID Number
302040070
301840030

EXHIBIT B

COVENANTS AND RESTRICTIONS

During the term of that certain Redevelopment Agreement between the City of Chaska (the "City"), and Oppidan Holdings, LLC (the "Developer"), dated April 5, 2021, and recorded in the Office of the Carver County Registrar as Document No. [_____] on [_____], 20[__], the Property shall be subject to the following covenants and restrictions:

1. The Property shall not be exempt from real estate taxes notwithstanding the ownership or use of the land.

2. The Property shall not be sold, transferred, conveyed or leased to any of the following parties:

   (a) An institution of purely public charity;

   (b) A church or ancillary tax-exempt housing;

   (c) A public hospital;

   (d) A public school district;

   (e) An organization exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, if as a result of such sale, transfer, conveyance or lease the Property would become exempt from real estate taxes; or

   (f) A Minnesota cooperative association organized under Minnesota Statutes, Section 308.05 and 308.18 for the purpose of complying with the provisions of Minnesota Statutes, Section 273.133, subdivision 3, or any other party that would cause the Property to be valued and assessed for real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.

3. The Property shall not be used for any of the following purposes:

   (a) The operation of a public charity;

   (b) A church or house of worship;

   (c) The operation of a public hospital;

   (d) The operation of a public schoolhouse, academy, college, university or seminary of learning; or

(e) Any other use which would cause the Property to be valued and assessed for real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.

4. The Property shall be devoted to uses consistent with an "economic development district" under Minnesota Statutes, Sections 469.174 through 469.1794.

5. The Property owner shall:

(a) not discriminate upon the basis of race, color, creed, religion, national origin, sex, marital status, disability, status with regard to public assistance, sexual orientation, and familial status in the sale, lease, or rental or in the use or occupancy of the Development Property, the Project or any part thereof;

(b) develop the Development Property in an orderly manner consistent with the City's zoning ordinances and comprehensive plan.

6. The covenants and restrictions herein contained shall run with the title to the Property and shall be binding upon all present and future owners and occupants of the Property; provided, however, that the covenants and restrictions herein contained shall inure only to the benefit of the City and may be released or waived in whole or in part at any time, and from time to time, by the sole act of the City, and variances may be granted to the covenants and restrictions herein contained by the sole act of the City. These covenants and restrictions shall be enforceable only by the City, and only the City shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of the covenants and restrictions herein contained, or to enforce the performance or observance thereof.

7. The covenants and restrictions herein contained shall remain in effect until the earlier of (i) February 1, 2032, or (ii) the date the City terminates the TIF District.

EXHIBIT C

PROJECT DESCRIPTION; QUALIFIED COSTS

Project Description

The Project involves the construction of a 168,000 square foot multi-tenant industrial facility and a 133,000 square foot multi-tenant industrial facility. The square footage of the completed facilities will comply with the requirements of an economic development district with at least 85% being used for a qualifying purpose and less than 15% will be office space.

Qualified Costs

The estimated Qualified Costs of the TIF District are listed below that are eligible for reimbursement from tax increments of the TIF District. The categories below identify the categories of expenses that the parties agree may be reimbursed through tax increment financing. The amounts assigned to each category are estimates only and not independent limitations of Developer's Qualified Costs.

Site Improvements/Preparation costs	$1,657,621
Sewer connection improvements	5,801,882
Administrative expenses	392,606
Total	**$**7,852,109*****

* Developer's Qualified Cost. The total principal amount of any and all TIF Notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed $1,304,000; the total principal amount of the TIF Note issued to reimburse the Developer for Qualified Costs of Building One will not exceed $994,000, and the total principal amount of the TIF Note issued to reimburse the Developer for Qualified Costs of Building Two will not exceed $310,000.

EXHIBIT D

CERTIFICATE OF COMPLETION

[Building 1] [Building 2 and the Project]

WHEREAS, Oppidan Holdings, LLC, a Minnesota limited liability company ("the Developer"), is the owner and the Developer of the property in the County of Carver and State of Minnesota described on Exhibit A hereto and made a part hereof (the "Development Property"); and

WHEREAS, the Development Property is subject to the provisions of a certain Redevelopment Agreement (the "Agreement") in the Redevelopment Project Area No. 4 and Tax Increment Financing (Economic Development) District No. 24, dated as of April 5, 2021, between the Developer and the City of Chaska, Minnesota; and

WHEREAS, the Developer has fully and duly performed all of the covenants and conditions of Developer under the Agreement with respect to the completion of the respective Project Building listed above (as defined in the Agreement);

NOW, THEREFORE, it is hereby certified that all requirements of the Developer under the Agreement with respect to the completion of the [Building 1] [Building 2 and the Project] have been completed and duly and fully performed, and this instrument is to be conclusive evidence of the satisfactory termination of the covenants and conditions of the Agreement as they relate to the completion of the Project. All other covenants and conditions of the Agreement shall remain in effect and are not terminated hereby.

Dated this ____ day of _____, 20__.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

Exhibit A

Development Property

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows:

Parcel ID Number
302040070
301840030

EXHIBIT E

FORM OF LIMITED TAX INCREMENT REVENUE NOTE

No. R-_____ $[_____]

UNITED STATES OF AMERICA
STATE OF MINNESOTA
CITY OF CHASKA

LIMITED REVENUE TAXABLE TAX INCREMENT NOTE NO. [__]
(CHASKA CREEK INDUSTRIAL PROJECT)

Building [__]

PRINCIPAL AMOUNT: $ **INTEREST RATE: 4.00%**

The City of Chaska, Minnesota (the "City") for value received, promises to pay, but solely from the source, to the extent and in the manner hereinafter provided, to Oppidan Holdings, LLC, or its registered assigns (the "Owner"), the principal sum of [_____ dollars] ($[_____]), in semi-annual installments payable on August 1, 20__, and on each February 1 and August 1 thereafter up to and including February 1, 20__ (each being a "Scheduled Payment Date"), together with interest on the outstanding and unpaid principal balance of this Limited Tax Increment Revenue Note (Chaska Creek Industrial Project) (this "Note") at the rate of four percent (4%) per annum. Installment payments shall be applied first to interest and then to a reduction of outstanding principal. Interest on the outstanding balance of this Note shall accrue from the date hereof as simple, non-compounding interest. Each payment on this Note is payable in any coin or currency of the United States of America which on the date of such payment is legal tender for public and private debts and shall be made by check or draft made payable to the Owner and mailed to the Owner at the postal address within the United States designated from time to time by the Owner.

This Note is subject to prepayment on any Scheduled Payment Date at the option of the City, in whole or in part, upon payment to the Owner of the principal amount of the Note to be prepaid, without premium or penalty.

This Note is a special and limited obligation and not a general obligation of the City, which has been issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including M.S., Sections 469.174 through 469.1794. This Note is issued pursuant to the provisions of that certain Redevelopment Agreement, dated as of April 5, 2021, as the same may be amended from time to time (the "Redevelopment Agreement"), between the City and Oppidan Holdings, LLC (the "Developer").

THIS NOTE IS NOT PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN PLEDGED TAX INCREMENT, AS DEFINED BELOW.

The Note Payment Amounts due hereon shall be payable solely from a portion of the tax increments calculated annually, less the City's administrative fee of five percent (5%) from the Development Property within the City's Tax Increment Financing (Economic Development) District No. 24 (the "Tax Increment District") within its Redevelopment Project Area No. 4, which are paid to the City and which the City is entitled to retain pursuant to the provisions of M.S., Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Available Tax Increment"). Any increment remaining after retaining the percentage noted above for the City's administrative fee and the payment of the Note Payment Amounts due shall be retained by the City. The City makes no representation or covenant, express or implied, that the Available Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City shall pay to the Owner on each Scheduled Payment Date all Available Tax Increment on that date to the extent necessary to pay principal and interest then due and any past due installment. To the extent that the City is unable to pay the total principal and interest due on this Note at or prior to the February 1, 20__, maturity date hereof as a result of its having received as of such date insufficient Available Tax Increment, such failure shall not constitute a default under this Note and the City shall have no further obligation hereon.

This Note shall not be payable from or constitute a charge upon any funds of the City, and the City shall not be subject to any liability hereon or be deemed to have obligated itself to pay hereon from any funds except the Available Tax Increment, and then only to the extent and in the manner herein specified.

The Owner shall never have or be deemed to have the right to compel any exercise of any taxing power of the City or of any other public body, and neither the City nor any council member, officer, employee or agent of the City, nor any person executing or registering this Note shall be personally liable hereon by reason of the issuance or registration hereof or otherwise. The Owner may assign its rights hereunder, with notice thereof provided to City, in accordance with the associated TIF Agreement.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, the City of Chaska has caused this Note to be executed by the manual signatures of the Mayor and the City Administrator and has caused this Note to be dated as of _____, 20__.

_____ _____

Mayor City Administrator

EXHIBIT F

FORM OF ASSESSMENT AGREEMENT

THIS AGREEMENT is dated as of April 5, 2021, and is between the City of Chaska, Minnesota, a municipal corporation and political subdivision of the State of Minnesota (the "City") and Oppidan Holdings, LLC, a Minnesota limited liability company (the "Developer").

IN CONSIDERATION OF the mutual covenants and benefits herein described, the City and the Developer recite and agree as follows:

Section 1. Recitals.

1.01. Redevelopment District; Redevelopment Plan. The City has heretofore undertaken certain development activities, which is a "project" as defined in Minnesota Statutes, Section 469.174, subdivision 8, known as Redevelopment Project Area No. 4 (the "Project Area") pursuant to a Project Plan for the Project Area.

1.02. Tax Increment Financing District; Project. Pursuant to the Minnesota Tax Increment Financing Act, Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "TIF Act"), the City has approved a tax increment financing plan (the "Financing Plan"), which is the proposed method for financing the development activities currently proposed to be undertaken pursuant to the Project Plan and established a portion of the Project Area as a tax increment financing district ("Tax Increment District"). The Financing Plan proposes to finance the cost of the construction of two (2) industrial multi-tenant buildings (the "Project").

1.03. Implementation. The City has authorized and directed its officers to take all actions necessary to implement and carry out the Project Plan and the Financing Plan. The Project Plan and the Financing Plan propose that the City finance certain costs of or related to the Project, payable from tax increment (as defined in the TIF Act) derived from the District ("Tax Increment").

1.04. Development Agreement. The City and the Developer have entered into a Redevelopment Agreement, dated as of April 5, 2021 (the "Redevelopment Agreement"), which provides that the Developer, or its permitted assignee, will improve the real property described in Exhibit A hereto (the "Land") by the construction of the portion of the Project located thereon. The Redevelopment Agreement provides that upon the execution and delivery of the Redevelopment Agreement, the City and Developer are to enter into this Assessment Agreement.

Section 2. Minimum Market Value.

2.01. Agreed Upon Minimum. The Developer agrees that the minimum market value of the Land and the portion of the Project located thereon for ad valorem tax purposes, (i) for Building One (as defined in the Redevelopment Agreement), the assessment made as of January 2, 2022, shall be not less than $5,937,120 and for the assessment made as of January 2, 2023, shall be not less than $14,842,800, and for Building Two (as defined in the Redevelopment Agreement), the assessment made as of January 2, 2023, shall be not less than $11,750,550 and

shall not be reduced by any action taken by the Developer (other than a deed in lieu of, or under threat of, condemnation by the City, Carver County or other condemning authority), to less than the said amount, and that during the term of this Assessment Agreement no reduction of the market value therefor below said minimum market value shall be sought by the Developer or granted by any public official or court except in accordance with Minnesota Statutes, Section 469.177, subdivision 8. This minimum market value shall apply only to the Land, the portion of the Project located thereon and any other facilities situated on the Land. In the event of involuntary conversion of the Land and the portion of the Project located thereon for any reason (other than condemnation by a public entity), the minimum market value shall not be reduced to an amount less than said minimum market value.

The Developer acknowledges and agrees that the Land and the portion of the Project located thereon are subject to ad valorem property taxation and that such property taxes constitute taxes on "real property" (as provided in Section 469.174 of the TIF Act) and, to the extent reflecting net tax capacity rates of taxing jurisdictions levied against the captured net tax capacity of the District, tax increment.

2.02. Higher Market Value. Nothing in this Assessment Agreement shall limit the discretion of the assessor of the City or any other public official or body having the duty to determine the market value of the Land, the portion of the Project located thereon and other facilities on the Land for ad valorem tax purposes, to assign to the Land, the portion of the Project located thereon or to any other improvements constructed on the Land, on a nondiscriminatory basis and treated fairly and equally with all other property so classified in the respective counties, a market value in excess of the minimum market value specified in Section 2.01. The Developer shall have the normal remedies available under the law to contest any estimated assessor's estimated value in excess of said minimum market values, but only to the extent of the excess.

2.03. Substantial Completion. For purposes of this Assessment Agreement and the determination of the market value of the Land and the portion of the Project located thereon for ad valorem tax purposes, the Developer agrees that (i) Building One located thereon shall be deemed to be completed in accordance with the Development Agreement as of December 31, 2022 (the required date of completion), whether in fact completed or not; and (ii) Building Two located thereon and the full Project shall be deemed to be completed in accordance with the Development Agreement as of December 31, 2023 (the required date of completion), whether in fact completed or not.

Section 3. Filing and Certification.

3.01. Assessor Certification. The City shall present this Assessment Agreement to the assessor of the City and request such assessor to execute the certification attached hereto as Exhibit C. The Developer shall provide to the assessor all information relating to the Land and the portion of the Project located thereon requested by the assessor for the purposes of discharging the assessor's duties with respect to the certification.

3.02. Filing. Prior to the recording of any mortgage, security agreement or other instrument creating a lien on the Land, the Developer shall cause this Assessment Agreement and a copy of Minnesota Statutes, Section 469.177, subdivision 8, attached hereto as Exhibit B, to be

recorded in the office of the County Recorder or Registrar of Titles of Carver County, and shall pay all costs of such recording.

Section 4. Relation to Development Agreement. The covenants and agreements made by the Developer in this Assessment Agreement are separate from and in addition to the covenants and agreements made by the Developer in the Development Agreement and nothing contained herein shall in any way alter, diminish or supersede the duties and obligations of the Developer under the Development Agreement.

Section 5. Miscellaneous Provisions.

5.01. Binding Effect. This Assessment Agreement shall inure to the benefit of and shall be binding upon the City and the Developer and their respective successors and assigns, and upon all subsequent owners of the Land and the portion of the Project located thereon.

5.02. Severability. In the event any provision of this Assessment Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

5.03. Amendments, Changes and Modifications. Except as provided in Section 5.04, this Assessment Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the City and the Developer and otherwise in compliance with Section 469.177, subdivision 8, of the Act.

5.04. Further Assurances and Corrective Instruments. The City and the Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Land or the portion of the Project located thereon, or for carrying out the expressed intention of this Assessment Agreement.

5.05. Execution Counterparts. This Assessment Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

5.06. Applicable Law. This Assessment Agreement shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

5.07. Captions. The captions or headings in this Assessment Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Assessment Agreement.

5.08. Effective Date. This Assessment Agreement shall be effective as of [_____], 2021.

5.09. Termination Date. This Assessment Agreement shall terminate upon the termination of the District in accordance with Minnesota Statutes, Section 469.176, subdivision 1.

5.10. Definitions. Terms used with initial capital letters but not defined herein shall have the meanings given such terms in the Development Agreement, unless the context hereof clearly requires otherwise.

IN WITNESS WHEREOF, the City has caused this Assessment Agreement to be executed in its name by its duly authorized officers and the Developer has caused this Assessment Agreement to be executed in its corporate name.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2021, by _____, the Mayor, and _____, the City Administrator, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2021.

_____
Notary Public

KTJ 376, LLC, a Minnesota limited liability company

By: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2021, by _____, the _____ of KTJ 376, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ___ day of _____, 2021.

_____
Notary Public

EXHIBIT A
DESCRIPTION OF LAND

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows:

Parcel ID Number
302040070
301840030

EXHIBIT B

COPY OF MINNESOTA STATUTES, SECTION 469.177, SUBDIVISION 8

Assessment agreements. An authority may enter into a written assessment agreement with any person establishing a minimum market value of land, existing improvements, or improvements to be constructed in a district, if the property is owned or will be owned by the person. The minimum market value established by an assessment agreement may be fixed, or increase or decrease in later years from the initial minimum market value. If an agreement is fully executed before July 1 of an assessment year, the market value as provided under the agreement must be used by the county or local assessor as the taxable market value of the property for that assessment. Agreements executed on or after July 1 of an assessment year become effective for assessment purposes in the following assessment year. An assessment agreement terminates on the earliest of the date on which conditions in the assessment agreement for termination are satisfied, the termination date specified in the agreement, or the date when tax increment is no longer paid to the authority under section 469.176, subdivision 1. The assessment agreement shall be presented to the county assessor, or city assessor having the powers of the county assessor, of the jurisdiction in which the tax increment financing district and the property that is the subject of the agreement is located. The assessor shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, shall execute the following certification upon the agreement:

> The undersigned assessor, being legally responsible for the assessment of the above described property, certifies that the market values assigned to the land and improvements are reasonable

The assessment agreement shall be filed for record and recorded in the office of the county recorder or the registrar of titles of each county where the real estate or any part thereof is situated. After the agreement becomes effective for assessment purposes, the assessor shall value the property under section 273.11, except that the market value assigned shall not be less than the minimum market value established by the assessment agreement. The assessor may assign a market value to the property in excess of the minimum market value established by the assessment agreement. The owner of the property may seek, through the exercise of administrative and legal remedies, a reduction in market value for property tax purposes, but no city assessor, county assessor, county auditor, board of review, board of equalization, commissioner of revenue, or court of this state shall grant a reduction of the market value below the minimum market value established by the assessment agreement during the term of the agreement filed of record regardless of actual market values which may result from incomplete construction of improvements, destruction, or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording an assessment agreement constitutes notice of the agreement to anyone who acquires any interest in the land or improvements that is subject to the assessment agreement, and the agreement is binding upon them.

An assessment agreement may be modified or terminated by mutual consent of the current parties to the agreement. Modification or termination of an assessment agreement must be approved by

the governing body of the municipality. If the estimated market value for the property for the most recently available assessment is less than the minimum market value established by the assessment agreement for that or any later year and if bond counsel does not conclude that termination of the agreement is necessary to preserve the tax exempt status of outstanding bonds or refunding bonds to be issued, the modification or termination of the assessment agreement also must be approved by the governing bodies of the county and the school district. A document modifying or terminating an agreement, including records of the municipality, county, and school district approval, must be filed for record. The assessor's review and certification is not required if the document terminates an agreement. A change to an agreement not fully executed before July 1 of an assessment year is not effective for assessment purposes for that assessment year. If an assessment agreement has been modified or prematurely terminated, a person may seek a reduction in market value or tax through the exercise of any administrative or legal remedy. The remedy may not provide for reduction of the market value below the minimum provided under a modified assessment agreement that remains in effect. In no event may a reduction be sought for a year other than the current taxes payable year.

EXHIBIT C

ASSESSOR'S CERTIFICATE

The undersigned, being the duly qualified and acting assessor of the City of Chaska, Minnesota, hereby certifies that.

1. I am the assessor responsible for the assessment of the Land described in the foregoing Exhibit A;

2. I have read the foregoing Assessment Agreement dated as of April 5, 2021;

3. I have received and read a duplicate original of the Redevelopment Agreement referred to in the Assessment Agreement;

4. I have received and reviewed the architectural and engineering plans and specifications for the portion of the Project agreed to be constructed on the Land pursuant to the Redevelopment Agreement;

5. I have received and reviewed an estimate prepared by the Developer of the cost of the Land and the portion of the Project to be constructed thereon;

6. I have reviewed the market value previously assigned to the Land on which the applicable portion of the Project is to be constructed, and the minimum market value to be assigned to the Land and the portion of the Project located thereon by the Assessment Agreement is a reasonable estimate; and

7. I hereby certify that the market value assigned to the Land and the portion of the Project located thereon described on the foregoing Exhibit A by the Assessment Agreement is reasonable and the market value assigned to the Land and the portion of the Project located thereon, for the assessment January 2, 20__, shall be not less than $_____, and for the assessment made as of January 2, 20__, and continuing throughout the term of this Assessment Agreement, shall be not less than $_____.

Dated: _____, 20__.

_____
City Assessor, City of Chaska, Minnesota

EXHIBIT G

FORM OF BUSINESS SUBSIDY AGREEMENT

This Business Subsidy Agreement (this "Agreement") is made as of the ___ day of _____, 2021, between the CITY OF CHASKA, MINNESOTA (the "Grantor"); and KTJ 376, LLC (the "Recipient"). In order to satisfy the provisions of Minnesota Statutes, Sections116J.993 through 116J.995 (the "Act"), the Recipient acknowledges and agrees as follows:

1. Description of the Business Subsidy.

   (a) *The Project*. The Recipient will be undertaking the following project within the Grantor's area of operation: the construction of a 168,000 square foot multi-tenant industrial facility and a 133,000 square foot multi-tenant industrial facility each owned and operated by the Recipient (the "Project") on the Development Property, as defined in the Redevelopment Agreement dated April 5, 2021 between the Grantor and the Recipient (the "Agreement").

   (b) *Type of Business Subsidy*. The Business Subsidy consists of the following assistance to the Recipients for the Project: Tax Increment financial assistance for an economic development tax increment district, pursuant to Minnesota Statutes, Section 469.174 through 469.1794 (the "Business Subsidy"), as provided in the Agreement.

   (c) *Amount of the Business Subsidy*. The amount of the Business Subsidy granted to the Recipients under this Agreement has a future cash value of approximately $[_____].

2. Representations and Covenants.

   (a) The Recipient represents that it will meet the job and wage goals for the Business Subsidy, as described in Section 5 below.

3. Public Purpose for the Business Subsidy. The public purpose of this Business Subsidy is to create jobs and increase the tax base in the Grantor's area of operation.

4. Why the Business Subsidy is Needed. The Business Subsidy is needed because the Grantor is desirous of the Recipient and the Related Entity undertaking the Project in order to create jobs and increase the tax base in the Grantor's area of operation.

5. Job and Wage Goals for the Business Subsidy. The Recipient agrees that the job and wage goals for the Project are twenty (20) permanent, full-time jobs, paying a minimum of $15.60/hour over the baseline of zero (0) employees at the Development Property as of [____] [__], 20[__].

Such wage and jobs and goals must be met within two years after the Benefit Date. As used herein "Benefit Date" means the date of the first payment by the Grantor to the Recipient of tax increment pursuant to Section 5.02 of the Agreement.

6. Continued Operations. The Recipient agrees to continue its operations in the City for at least five years after the Benefit Date.

7. Financial Obligation of the Recipients if Agreement Not Fulfilled. If the Recipient does not fulfill this Agreement, the Recipient will repay to the Grantor a pro rata portion of the Business Subsidy which has been paid to the Recipient plus interest from the date of such payments ("Interest") set at the implicit price deflator for government consumption expenditures and gross investment for state and local governments prepared by the bureau of economic analysis of the United States Department of Commerce for the 12-month period ending March 31 of the previous year. For instance, if Recipient creates [__] permanent, full-time jobs, paying a minimum of $15.60/hour over the baseline as of [_____], the Recipient will repay to the Grantor [__]% ([__] divided by [__]) of the Business Subsidy which has been paid to the Recipient plus Interest. Financial assistance in years after any such failure to create one hundred percent (100%) of the Job and Wage Goals shall be paid in proportion to the actual jobs created within two years after the Benefit Date, e.g., actual jobs created divided by [__].

8. Reporting Requirements.

(a) The Recipient agrees to furnish to the Grantor on or before March 1 in each year the report required in Section 116J.994, Subdivision 7 of the Act on forms developed by the Minnesota Department of Employment and Economic Development.

(b) If the Grantor does not receive the reports, it will mail the Recipient a warning within one week of the required filing date. If within 14 days of the post marked date of the warning the reports are not made, the Recipient agrees to pay to the Grantor a penalty of $100 for each subsequent day until the report is filed up to a maximum of $ 1,000.

9. Other Grantors. Other possible financial assistance to be provided by state government agencies or local government agencies for the Project include: Minnesota Investment Fund (Minn. Stat. sec. 116J.8731) and Qualified Expansions of Greater Minnesota Businesses (Minn. Stat. sec. 116J.8738).

10. Term of Agreement. This Agreement will be in full force and effect until the earlier of the Recipient meeting all of its obligations hereunder or the provisions of the Act no longer apply to the Grantor, the Recipient, or the Project, in which case this Agreement will be terminated.

The Grantor and Recipient have executed this Agreement as of the date written above.

Grantor:

CITY OF CHASKA, MINNESOTA

By
Mayor

And
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2021, by _____, the Mayor, and _____, the City Administrator, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2021.

Notary Public

Recipient:
KTJ 376, LLC, a Minnesota limited liability company

By:

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2021, by _____, the _____ of KTJ 376, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ___ day of _____, 2021.

Notary Public

Tax Increment Financing Plan

for

Tax Increment Financing (Economic Development) District No. 24

within

Redevelopment Project Area No. 4

(Chaska Creek Industrial Project)

Chaska Economic Development Authority

City of Chaska, Minnesota

Prepared by

Baker Tilly Municipal Advisors, LLC

Draft Dated: April 5, 2021

Anticipated Public Hearing: April 5, 2021
Anticipated Approval by City Council: April 5, 2021

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and controlled subsidiary of Baker Tilly US, LLP, an accounting firm. Baker Tilly US, LLP, trading as Baker Tilly is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. © 2021 Baker Tilly Municipal Advisors, LLC

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SECTION I – MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 4

Foreword

The following text represents a Modification to the Redevelopment Plan for Redevelopment Project No. 4. This modification represents a continuation of the goals and objectives set forth in the Redevelopment Plan for Redevelopment Project No. 4. The changes include a change to the geographic boundaries of the Project Area and the establishment of Tax Increment Financing (Economic Development) District No. 24.

For further information, a review of the Redevelopment Plan for Redevelopment Project No. 4 is recommended. It is available from the City Administrator at the City of Chaska. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Redevelopment Project No. 4.

SECTION II – ESTABLISHMENT OF THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING (ECONOMIC DEVELOPMENT) DISTRICT NO. 24

Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"City" means the City of Chaska, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City.

"County" means Carver County, Minnesota.

"Redevelopment Project" means Redevelopment Project Area No.4 in the City, which is described in the corresponding Redevelopment Plan.

"Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project Area.

"Project Area" means the geographic area of the Redevelopment Project Area.

"School District" means Independent School District No. 112, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Economic Development) District No. 24.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Statutory Authorization

Minnesota Statutes, Sections 469.001-469.047, as amended (Housing and Redevelopment Authority Act) grants the authority to designate redevelopment areas within the boundaries of the municipality. Within

these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project consists of a redevelopment project as defined in Section 469.002, Subdivision 14.

Section C Statement of Need and Public Purpose

The Authority has determined that conditions exist within the Redevelopment Area which have prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the Authority in the private development process. The Authority has prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

Section D Statement of Objectives

The Authority, through implementation of this plan, seeks to achieve the following objectives:
1. Redevelopment of underutilized property.
2. Funding of eligible improvements related to the qualification of the property as an economic development district, through the use tax increment.
3. Expansion of tax base and facilitation of job growth.

Section E Designation of Tax Increment Financing District as an Economic Development District

Economic development districts are a type of tax increment financing district which consist of any project, or portions of a project, which the City finds to be in the public interest because:

(1) it will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality;

(2) it will result in increased employment in the state; or

(3) it will result in preservation and enhancement of the tax base of the state.

The TIF District qualifies as an economic development district in that the proposed development described in this TIF Plan (see Section I) meets the criteria listed above in (2) and (3). Without establishment of the TIF District, the proposed development would not occur within the City. The proposed development will also result in increased employment and enhancement of the tax base in both the City and the State.

Tax increments from an economic development district must be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or other assistance in which at least 85% of the square footage of the facilities to be constructed are used for any of the following purposes:

(1) manufacturing, production, or processing of tangible personal property;

(2) warehousing, storage and distribution of tangible personal property, excluding retail sales;

(3) research and development related to the activities listed in (1) or (2) above;

(4) telemarketing if that activity is the exclusive use of the property;

(5) tourism facilities (see M.S. Section 469.174, Subd. 22);

(6) space necessary for and related to the activities listed in (1) through (5) above;

(7) a workforce housing project that satisfies the requirements of paragraph (d).

Tax increments from the TIF District will be used to provide financial assistance to the proposed development (see Section I), in which over 85% of the square footage of the facilities to be constructed will be used for warehousing, storage and distribution of tangible property, excluding retail sales, or other purposes as listed in (1) through (7) above.

Section F Duration of the TIF District

Economic development districts may remain in existence 8 years from the date of receipt by the City of the first tax increment. The Authority anticipates that the TIF District will remain in existence the maximum duration allowed by law (projected to be through the year 2031, due to anticipated receipt of first increment in 2023). Modifications of this plan (see Section AA) shall not extend these limitations.

Section G Property to be Included in the TIF District

The TIF District is an area of land comprising of the parcels listed below that are located within the Project Area. A map showing the boundaries of the TIF District is shown in Exhibit I.

Parcel ID Number	Legal Description
30.1840030	OUTLOT A CHASKA CREEK CENTER 2ND ADDITION
30.2040050	OUTLOT C CHASKA CREEK CENTER
30.2040060	OUTLOT D CHASKA CREEK CENTER
30.2040070	OUTLOT E CHASKA CREEK CENTER
30.2040090	OUTLOT G CHASKA CREEK CENTER
30.0060900	SECTION 06 TOWNSHIP 115 RANGE 023 P/O SW 1/4 NE 1/4 DESC AS: COMM AT NW CORN NE 1/4 OF SECT 6 TH S 1523' ON W LINE TO PT OF BEG THE DEFL LEFT 90* 197' TH S PARALLEL TO W LINE NE 1/4 236' +OR- TO CENTERLINE OF CO RD 10 TH WLY ALONG CENTERLINE TO W LINE NE 1/4 TH NLY 206' TO PT OF BEG ANNEXED FO
30.2040080	OUTLOT F CHASKA CREEK CENTER
30.0060800	SECTION 06 TOWNSHIP 115 RANGE 023 P/O E 1/2 NW 1/4 & W 1/2 NE 1/4 DESC AS: COMM AT SE CORN W 1/2 NE 1/4 TH WLY ON S LINE 1069' TO PT OF BEG TH CONT WLY ON S W 1/2 NE 1/4 & S LINE E 1/2 NW 1/4 1569.42' TO SW CORN E 1/2 NW 1/4 TH NLY ON W LINE E 1/2 NW 1/4 1329.48' TO S LINE CO RD 10 TH SELY & ELY LONG
30.0061120	P/O W1/2 NE1/4 COMM AT SE CORN W1/2 NE1/4 SECT 6 TH W ON S LINE OF SAID W1/2 1069' TH N PARALLEL WITH E LINE OF W 1/2 873.47'+OR- TO CENTERLINE OF CO RD 10 TH ELY ALONG SAID CENTERLINE TO E LINE OF W1/2 TH S ALONG E LINE 758.37' TO PT OF BEG EXC P/O E 362.11' OF W1/2 OF NE1/4 SECT 6 LYING SLY OF CENTERLINE OF CO RD 10 & N OF S 415.62' OF W 1/2 OF NE1/4 ALSO EXC THAT P/O E 429.11' OF W 1/2 NE1/4 SECT 6 LYING W OF E 362.11' OF W1/2 NE1/4 SLY OF CENTERLINE OF CO RD 10 & N OF S 415.62' OF W1/2 NE1/4 EXCEPT THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 115, RANGE 23, CARVER COUNTY, MINNESOTA,

	LYING SOUTHERLY OF THE CENTERLINE OF COUNTY STATE AID ROAD NO. 110 AND LYING EASTERLY OF PARCEL NO. 16, MINNESOTA DEPARTMENT OF TRANSPORATION RIGHT OF WAY PLAT NO. 10-27

The area encompassed by the TIF District shall also include all street or utility right-of-ways located upon or adjacent to the properties described above.

Section H Property to be Acquired in the TIF District

The Authority may acquire and sell any or all of the property located within the TIF District. It will not be acquiring any property at this time but will be selling the property to the developer to facilitate development.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project is anticipated to consist of the acquisition and development of approximately 77.81 acres consisting of the area generally located south of Engler Boulevard, West of Highway 212, North of West Chaska Creek, and east of Wetzel Lane in the City of Chaska by Oppidan (the "Developer"). The Developer is planning to construct three large industrial multi-tenant buildings on the site with proposed square footages of 130,000, 189,000, and 221,000. The proposed uses of the buildings will be industrial, manufacturing, and/or warehousing. The square footage of the completed buildings will comply with the requirements of an economic development district with at least 85% being used for a qualifying purpose and less than 15% will be office space.

It is anticipated that the Authority will use the tax increment to finance a portion of the extraordinary acquisition and infrastructure improvement costs that are necessary for this project to proceed. In addition, the Authority may use tax increment for related administrative expenses, and any other eligible expenditures associated with development of the site that may include additional necessary public improvements.

Construction of the project is expected to commence in 2021. The 130,000 square foot building is expected to be 100% assessed and on the tax rolls as of January 2, 2022 for taxes payable in 2023. The 189,000 and 221,000 square foot buildings are expected to be fully constructed by December 31, 2022 and be 100% assessed and on the tax rolls as of January 2, 2023 for taxes payable in 2024.

At the time this document was prepared there were no signed construction contracts with regards to the above described development.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

(1) The TIF District qualifies as an economic development district;

See Section E of this document for the reasons and facts supporting this finding.

(2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the TIF Plan.

Factual basis:

Proposed development not expected to occur:

The proposed development consists of the construction of three new multi-tenant buildings with square footages of 130,000, 189,000, and 221,000. The new facilities will be used primarily for light industrial. The Developer has requested financial assistance to write down a portion of the acquisition and site improvement costs associated with development of the site. There are also extraordinary costs related to the installation of public infrastructure. The City intends to use a portion of the tax increment to finance the public infrastructure including stormwater connection The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

Therefore, the City has determined that the proposed development would not occur but for the financial assistance provided in this TIF Plan because of the increased costs related to development within the TIF District. The location and condition of the property requires expenditures related to development of the site, including site development, soils correction, public improvements, and stormwater and sewer connection lines, which currently do not allow development on the property.

No higher market value expected:

The land located within TIF District No. 24 requires site improvements including site preparation, grading, and landscaping, as well as stormwater and sewer connection lines. To commence construction of the new business facility, assistance with financing a portion of those costs will be necessary. The financial assistance provided under this TIF Plan will help offset the costs of these improvements. Given the nature of this property, there is no reasonable expectation of any development occurring that would generate as much market value increase as is estimated to be generated by the proposed development by the new business. Therefore, the City has concluded that substantial development at this particular site--and hence any significant increase in market value--is not reasonably expected to occur unless the City provides tax increment assistance as described in this Tax Increment Plan.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is $0 (for the reasons described above), except some unknown amount of appreciation.

b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately $52,127,573 (See Exhibit II).

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be 6,065,915 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $46,061,658 (the amount in clause b less the amount in clause c) without tax increment assistance.

(3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

Factual basis: The proposed development is the construction of a new business in the Project Area that is expected to create new jobs in the City and State, plus create new tax base for the City and the state. The development meets the City's economic development goals in terms of land use, job retention, and wage levels.

(4) The TIF Plan conforms to general plans for development of the City as a whole.

Factual basis: The City Council has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

(5) The Authority elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(a); therefore subdivision 3(a) shall apply which indicates the original net tax capacity and the current net tax capacity shall be determined after the application of the fiscal disparity provisions (see method (a) in Section P).

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Estimated Public Costs	Estimated Amount
Land/Building acquisition	$
Site Improvements/Preparation costs	$1,657,621
Utilities	$0
Other public improvements	$5,801,882
Construction of affordable housing	$0
Administrative expenses	$392,606
Total Estimated Public Costs	$7,852,109
Interest expenses	$0
Total Costs	$7,852,109

The Authority reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public costs ($7,852,109) do not increase. The Authority also reserves the right to fund any of the identified costs with any other legally available revenues, such as grants and/or loans, but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Estimated Sources of Revenue	Estimated Amount
Tax Increment revenue	$7,852,109
Interest on invested funds	
Total	$7,852,109

The Authority anticipates providing financial assistance to the proposed development through a combination of pay-as-you-go and upfront financing in which the Authority will provide funding to the Developer to offset a portion of the project costs and collect annual increments to pay the Developer obligation and Authority obligation. As tax increments are collected from the TIF District in future years, a portion will be retained by the Authority and the remaining funds will be provided as reimbursement for certain identified costs as necessary within the TIF District to assist with financing the public costs incurred (see Section K).

The Authority reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The Authority also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income. The projected tax increment report is included as Exhibit III.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District is $7,852,109. The Authority currently plans to finance the improvement costs through pay-as-you-go financing. The Authority reserves the right to issue an interfund loan or issue bonds in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of January 2, 2020, for taxes payable in 2021, is $6,468,600. Upon establishment of the TIF District, it is estimated that the original net tax capacity of the TIF District will be $109,646.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.

It is anticipated the request for certification of the District will occur after June 30, 2020 and the local tax rates for taxes levied in 2020 and payable in 2021 will apply. The sum of the local tax rates for taxes levied in 2020 and payable in 2021 of 101.897% are shown below:

Taxing Jurisdiction	2020/2021 Local Tax Rate
City of Chaska	28.429%
Carver County	35.179%
ISD 112	33.006%
Other	5.282%
Total	101.897%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The Authority anticipates that the construction of the first industrial building will be completed by December 31, 2021 creating a total tax capacity for TIF District No. 24 of $311,506 as of January 2, 2022. The captured tax capacity as of that date is estimated to be $201,860 and the first full year of tax increment is estimated to be $205,689 payable in 2023. The Authority anticipates that the construction of the second and third industrial buildings will be completed by December 31, 2022 creating a total tax capacity for TIF District No. 24 of $956,586 as of January 2, 2023. The captured tax capacity as of that date is estimated to be $846,940 and the full-year tax increment for 2024 is estimated to increase to $863,002 payable in 2024. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF Plan assume that commercial class rates remain at 1.50% of the estimated market value up to $150,000 and 2.0% of the estimated market value over $150,000; and assume 3% annual increase in market values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the Authority elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. The Authority elects method (a), or M.S. Section 469.177, Subdivision 3(a).

The County Auditor shall certify to the Authority the amount of captured net tax capacity each year. The Authority may choose to retain any or all of this amount. It is the Authority's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The Authority has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) pay for the estimated public costs of the TIF District (see Section K) and County administrative costs associated with the TIF District (see Section T);

(2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the Authority.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately-owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less then fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the Authority shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

At least 80% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section E for additional restrictions). No more than 20% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

(1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;

(2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

(3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district; or

(4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district.

Beginning with the sixth year following certification of the TIF District, at least 80% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The Authority anticipates that a portion of the tax increments may be spent outside of the TIF District (including allowable administrative expenses); and the Authority reserves the right to allow for tax increment pooling from the TIF District in the future.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the Authority other than:

(1) amounts paid for the purchase of land;

(2) amounts paid for materials and services, including architectural and engineering services directly connected with the physical development of the real property in the project;

(3) relocation benefits paid to, or services provided for, persons residing or businesses located in the project;

(4) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178; or

(5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the TIF District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation of property or other site preparation, including qualified improvement of an adjacent street, has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the Authority or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The Authority believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $7,880,478.

2. To the extent the facility in the proposed TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The Authority anticipates issuing revenue bonds, which may be general obligation, to finance the public infrastructure improvements in conjunction with this project and reserves to finance project costs as necessary to facilitate development.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $2,552,656.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $2,720,704.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The Authority shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing an economic development district, more than 10% of the acreage of the property to be acquired by the Authority is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the Authority must enter into an agreement for the development of the property. Such agreement must provide recourse for the Authority should the development not be completed.

The Authority anticipates entering into an agreement with the Developer relating to the project but does not anticipate acquiring any property located within the TIF District.

Section Y Assessment Agreements

The Authority may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The Authority anticipates entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; determination to capitalize interest on the debt if it was not part of original plan; increase in that portion of the captured net tax capacity to be retained by the Authority; increase in the total estimated public costs; or designation of additional property to be acquired by the Authority shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the Authority agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the Authority shall submit a copy of such plan to the Minnesota Department of Revenue. The Authority shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the Authority shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The Authority shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the Authority the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the Authority shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

(a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

(b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

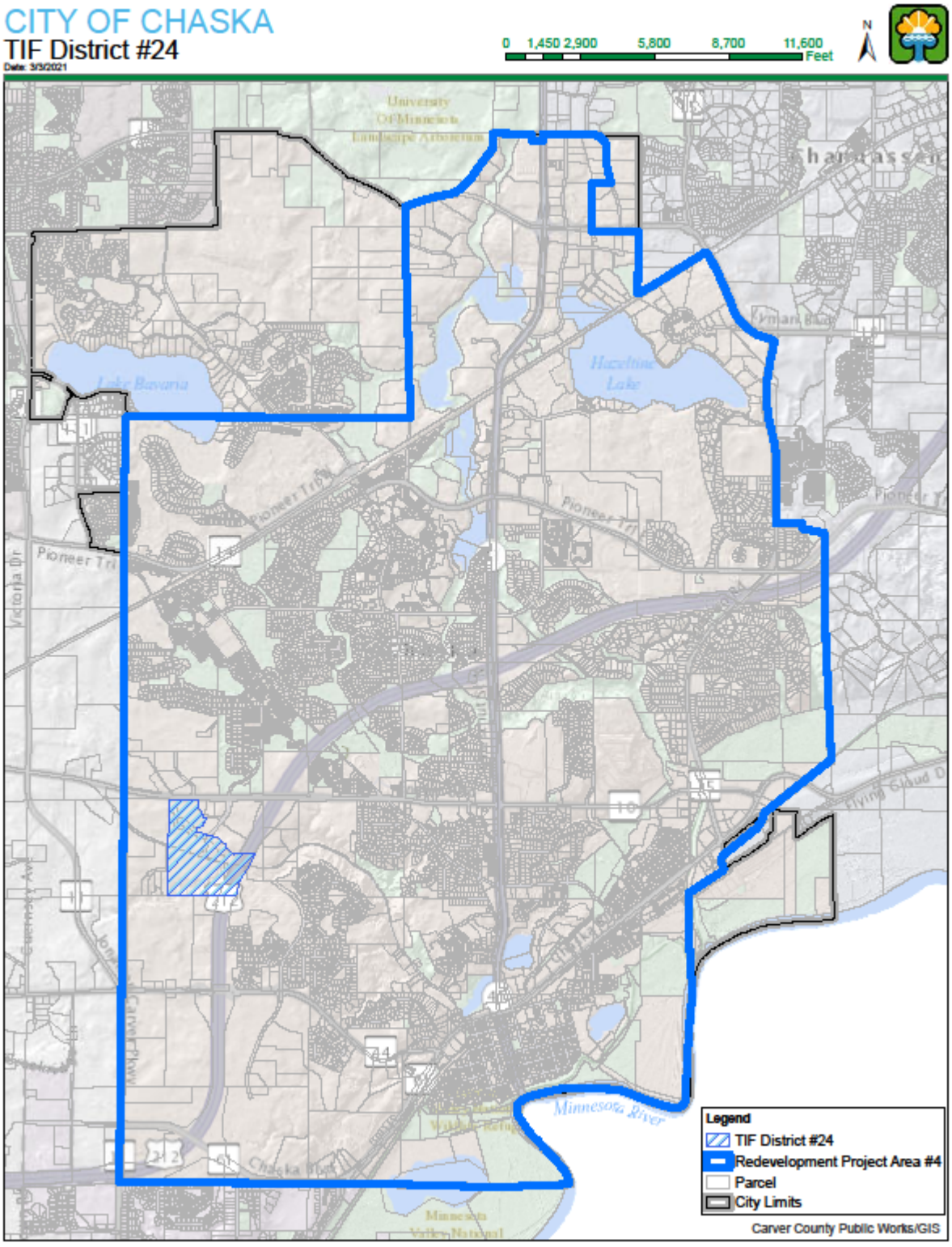
(c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the Authority of all changes made to the original net tax capacity of the TIF District.

Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The Authority will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The Authority will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

Map of
Tax Increment Financing (Economic Development) District No. 24
within Redevelopment Project No. 4



Assumptions Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Final TIF Plan Exhibits: $42M new taxable value

Type of Tax Increment Financing District	Economic Development
Maximum Duration of TIF District	8 years from 1st increment

Projected Certification Request Date	07/01/21	
Decertification Date	12/31/31	(9 Years of Increment)

		2021/2022
Base Estimated Market Value *		$6,468,600
Parcels:	301840030	
	302040050	
	302040060	
	302040070	
	302040090	
	302040080	
	300060900	
	300060800	

Original Net Tax Capacity *	$109,646

	Assessment/Collection Year			
	2021/2022	2022/2023	2023/2024	2024/2025
Base Estimated Market Value	$6,468,600	$6,468,600	$6,468,600	$6,468,600
Increase in Estimated Market Value	0	10,130,508	42,384,487	43,656,022
Total Estimated Market Value	6,468,600	16,599,108	48,853,087	50,124,622
Total Net Tax Capacity	$109,646	$311,506	$956,586	$982,016

City of Chaska	28.429%	
Carver County	35.179%	
ISD 112	33.006%	
Other (TAG 3001)	5.282%	
Local Tax Capacity Rate	101.897%	2019/2020

Fiscal Disparities Contribution From TIF District	36.4956%
Administrative Retainage Percent (maximum = 10%)	5.00%
Pooling Percent	0.00%

Bonds			Note	
Bonds Dated	TBD		Note Dated	06/30/21
Bond Issue @ 0.00% (NIC)	TBD		Note Rate	4.00%
Eligible Project Costs	TBD		Note Amount	$647,000
Present Value Date & Rate	06/30/21	4.00%	Present Value Amount	$4,458,725

Notes
Assumptions assume no change to future tax rates, class rates, and a 3% annual MV inflator is assumed
Calculations include payable 2021 final tax capacity rates
Total EMV upon completion based on City estimate for new building constructions
* Base EMV based on assumptions for existing land values

Projected Tax Increment Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Final TIF Plan Exhibits: $42M new taxable value

Annual Period Ending (1)	Total Estimated Market Value [1] (2)	Total Net Tax Capacity [2] (3)	Less: Original Net Tax Capacity [3] (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate [4] (7)	Annual Gross Tax Increment (8)	Less: State Aud. Deduction 0.360% (9)	Subtotal Net Tax Increment (10)	Less: Admin. Retainage 5.00% (11)	Less: Developer Share PayGO (12)	Annual Net Revenue (13)	P.V. Annual Net Rev. To 06/30/21 4.00%
12/31/21	6,468,600	109,646	109,646	0	0	101.897%	0	0	0	0		0	0
12/31/22	6,468,600	109,646	109,646	0	0	101.897%	0	0	0	0		0	0
12/31/23	16,599,108	311,506	109,646	0	201,860	101.897%	205,689	740	204,949	10,247	57,902	136,800	125,232
12/31/24	48,853,087	956,586	109,646	0	846,940	101.897%	863,002	3,107	859,895	42,995	191,914	624,986	550,129
12/31/25	50,124,622	982,016	109,646	0	872,370	101.897%	888,915	3,200	885,715	44,286	194,170	647,259	547,822
12/31/26	51,434,303	1,008,210	109,646	0	898,564	101.897%	915,606	3,296	912,310	45,616	196,445	670,249	545,461
12/31/27	52,783,274	1,035,189	109,646	0	925,543	101.897%	943,097	3,395	939,702	46,985	198,746	693,971	543,045
12/31/28	54,172,714	1,062,978	109,646	0	953,332	101.897%	971,413	3,497	967,916	48,396	201,068	718,452	540,578
12/31/29	55,603,837	1,091,601	109,646	0	981,955	101.897%	1,000,578	3,602	996,976	49,849	203,415	743,712	538,062
12/31/30	57,077,894	1,121,082	109,646	0	1,011,436	101.897%	1,030,618	3,710	1,026,908	51,345	205,784	769,779	535,501
12/31/31	58,596,173	1,151,447	109,646	0	1,041,801	101.897%	1,061,560	3,822	1,057,738	52,887	208,177	796,674	532,895
							$7,880,478	$28,369	$7,852,109	$392,606	$1,657,621	$5,801,882	$4,458,725

[1] taxable value based on estimates provided by City staff and future buildout assumptions for development of the project site
[2] tax capacity based on rcommercial-industrial class rate of 1.5% for value up to $150,000 and 2% for value above $150,000
[3] original net tax capacity will be based on existing buiilding value upon sale to private developer
[4] combined local tax capacity rate of City of Chaska, School District, and Carver County for payable 2021

Estimated Impact on Other Taxing Jurisdictions Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Final TIF Plan Exhibits: $42M new taxable value

	Without Project or TIF District		With Project and TIF District							
Taxing Jurisdiction	2019/2020 Taxable Net Tax Capacity (1)	2019/2020 Local Tax Rate	2019/2020 Taxable Net Tax Capacity (1)	+	Projected Retained Captured Net Tax Capacity	=	New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Chaska	32,190,551	28.429%	32,190,551		$661,589		32,852,140	27.856%	0.573%	184,295
Carver County	153,059,897	35.179%	153,059,897		661,589		153,721,486	35.028%	0.151%	231,741
ISD 112	89,592,584	33.006%	89,592,584		661,589		90,254,173	32.765%	0.242%	216,767
Other (2)	---	5.282%	---		661,589		---	5.282%	---	---
Totals		101.897%						100.931%	0.966%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.966% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions is negligible since they represent only 5.18% of the total tax rate.

Market Value Analysis Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Final TIF Plan Exhibits: $42M new taxable value

Assumptions	
Present Value Date	07/01/21
P.V. Rate - Gross T.I.	4.00%

Increase in EMV With TIF District	$52,127,573
Less: P.V of Gross Tax Increment	6,065,915
Subtotal	$46,061,658
Less: Increase in EMV Without TIF	0
Difference	$46,061,658

	Year	Annual Gross Tax Increment	Present Value @ 4.00%
1	2023	205,689	188,315
2	2024	863,002	759,720
3	2025	888,915	752,434
4	2026	915,606	745,218
5	2027	943,097	738,071
6	2028	971,413	730,991
7	2029	1,000,578	723,979
8	2030	1,030,618	717,033
9	2031	1,061,560	710,154
		$7,880,478	$6,065,915

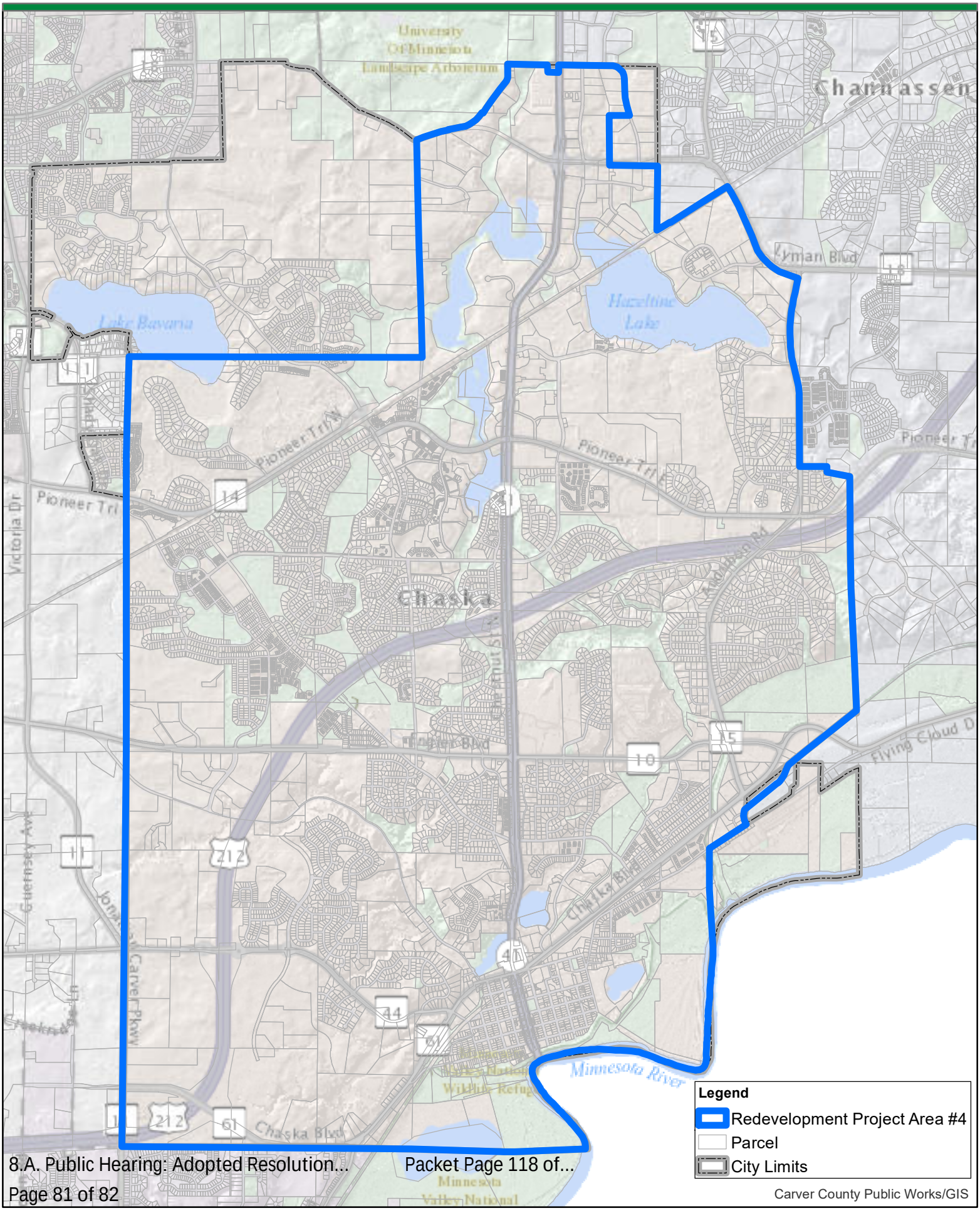
CITY OF CHASKA

TIF Districts - Redevelopment Area

Date: 3/3/2021

0 1,450 2,900 5,800 8,700 11,600 Feet

N



Carver County Public Works/GIS

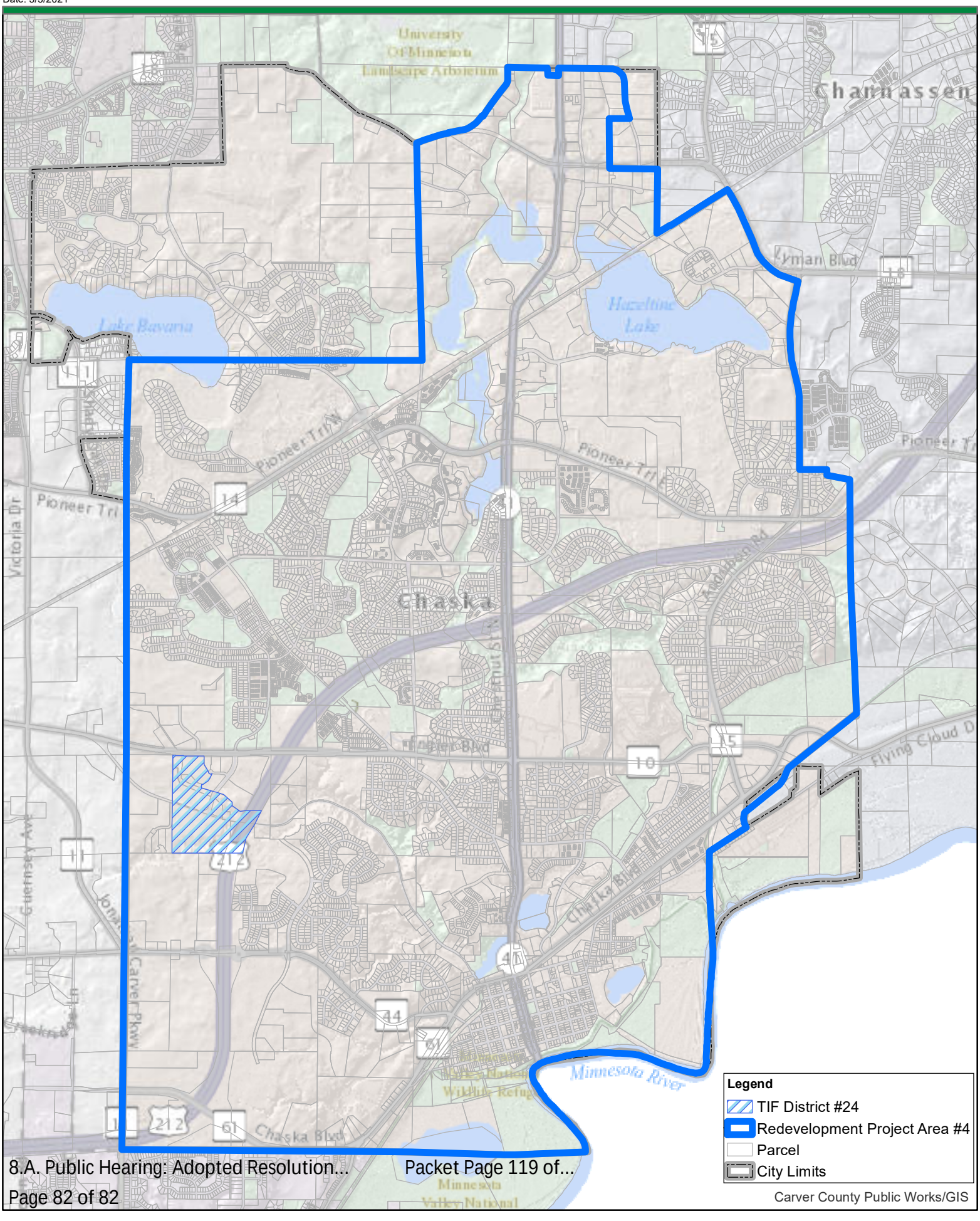
CITY OF CHASKA

TIF District #24

Date: 3/3/2021

0 1,450 2,900 5,800 8,700 11,600 Feet

N



Carver County Public Works/GIS

Agenda Item No. 8.B

REQUEST FOR ACTION
CHASKA CITY COUNCIL
APRIL 5th, 2021

Subject: Accept 2021 Downtown Reconstruction Project Feasibility Study

Prepared By: Matt Clark, City Engineer

The streets and bridge that are included in the attached report are those that have been selected this year to evaluate the feasibility of reconstructing in 2021 with the downtown street program. Recent legislative action will provide state funding for replacement of the Sixth Street Bridge in 2021. The blocks proposed to be improved are Walnut Street, between Fourth Street and Chaska Boulevard and Fifth Street East between Walnut and Chestnut along with replacement of the existing bridge located along Sixth Street. These streets are a continuation of previous projects in downtown but are important for the City consideration in advance of the planned trunk highway 41 from the Minnesota River Bridge to Walnut Court and County Road 61 (Chaska Boulevard) from TH 41 to Yellow Brick Road reconstruction project.

The schedule allows for this year's project to be completed by this fall in advance of the reconstruction of TH 41 which is scheduled to occur 2023 and County Road 61 (Chaska Boulevard) in 2022. The project phasing for reconstructing the county and state highways is continuing to be evaluated. A new pedestrian tunnel which is planned with the reconstruction of trunk highway 41, will require rerouting of City utilities which this year's project proposes to accommodate. This year's project again plans for streetscaping elements the City has been implementing in downtown and plans to accommodate future parking, wayfinding, paseo components that are being planned with the TH 41 project.

Since the downtown street/utility reconstruction project does not include a property owner petition, the attached resolution needs to be approved specifying the City Council is the project initiator.

CITY COUNCIL ACTION REQUESTED

Motion to approve Resolution 2021-19 accepting the feasibility study for the 2021 Downtown Street/Utility Reconstruction Project and Ordering the Public Improvement Hearing for May 3rd, 2021.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE April 5, 2021 RESOLUTION NO. 2021-19

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Accepting the Feasibility Study and Scheduling a Public Improvement Hearing for the 2021 Downtown Street Reconstruction Project

---

WHEREAS, on November 30th, 2020, the Chaska City Council directed the City Engineer to prepare a Feasibility Study for the 2021 Downtown Second Street Reconstruction Project;

WHEREAS, the Feasibility Study has been completed as dated March, 2021, and

WHEREAS, the Feasibility Study has determined the project is feasible in terms of construction and economics;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Chaska hereby accepts receipt of the Feasibility Study for noted improvements as prepared by Stantec, dated March, 2021; and,

BE IT FURTHER RESOLVED, that the Chaska City Council establishes Monday, May 3rd, 2021, as the date for a Public Improvement Hearing on said Improvement Project to be held at 7:00 pm at the City Hall Council Chambers. The City Clerk is directed to mail and publish notices in accordance with provisions of Minnesota statutes.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 5th day of April, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

Report For

2021 Downtown Reconstruction Project
Fifth Street/Walnut Street/ Sixth Street
Bridge Replacement

Prepared for:

City of Chaska, Minnesota

March 31, 2021

Stantec Project No. 193805129

Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000
Minneapolis. Mn 55402-2309

March 31, 2021

Honorable Mayor and City Council
City of Chaska
One City Plaza
Chaska, MN 55318

Re: 2021 Downtown Street Reconstruction
City of Chaska
Stantec Project No. 193805129

Dear Mayor and Council:

Enclosed please find our Report on the 2021 Downtown Street Reconstruction Project that will involve Fifth Street, Walnut Street, and the Sixth Street Bridge Replacement for your review and comments. This report discusses the feasibility and economic impact of reconstruction of the streets and public utilities in this downtown Chaska neighborhood area.

We will be pleased to review this report with Staff and Council at any mutually convenient time.

Respectfully yours,

City of Chaska

Matthew Clark, P.E.
City Engineer

Stantec Consulting Services Inc.

Eric S. Lembke, P.E.
Project Manager

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Eric S. Lembke

Date: March 31, 2021 License No.: 42748

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Appendix A – 2021 Reconstruction Project – Project Costs
Appendix B – Typical Sections of Streets

Introduction

The City Council of Chaska has chosen to investigate the feasibility of reconstructing two separate areas of downtown Chaska. Figure A-1 illustrates how the reconstruction program has progressed to date along with what streets in the program remain to be reconstructed. Figure A-2 shows the proposed streets to be improved this year as part of the 2021 Reconstruction program. This report will concentrate on Fifth Street from TH 41 to Walnut Street and Walnut Street from Fourth Street to CSAH 61. The report also includes replacing the old narrow bridge on Sixth Street that is participating in the states bridge replacement program.

This year's project includes the one block of Fifth Street from TH 41 to Walnut Street and continues the street and utility improvements being made along the entire Fifth Street corridor in order to facilitate planned business growth. Together with Walnut Street they are a part to the Walnut Street Historic District which will require special design considerations be made.

Both streets selected are a part of the cities Street Reconstruction Program that is part of Chaska's comprehensive Pavement Management Program. From that process the streets in downtown Chaska have been programed in a multiyear Downtown Street Reconstruction program. This is the 11 year of the multiyear Street Reconstruction Program that will reconstruct 5.2 miles of street in the Downtown area of the city. The 2011 project was the first year of the program and involved the reconstruction of the Spruce, Locust, and West Third Streets. The remaining years projects are shown on figure A-1.

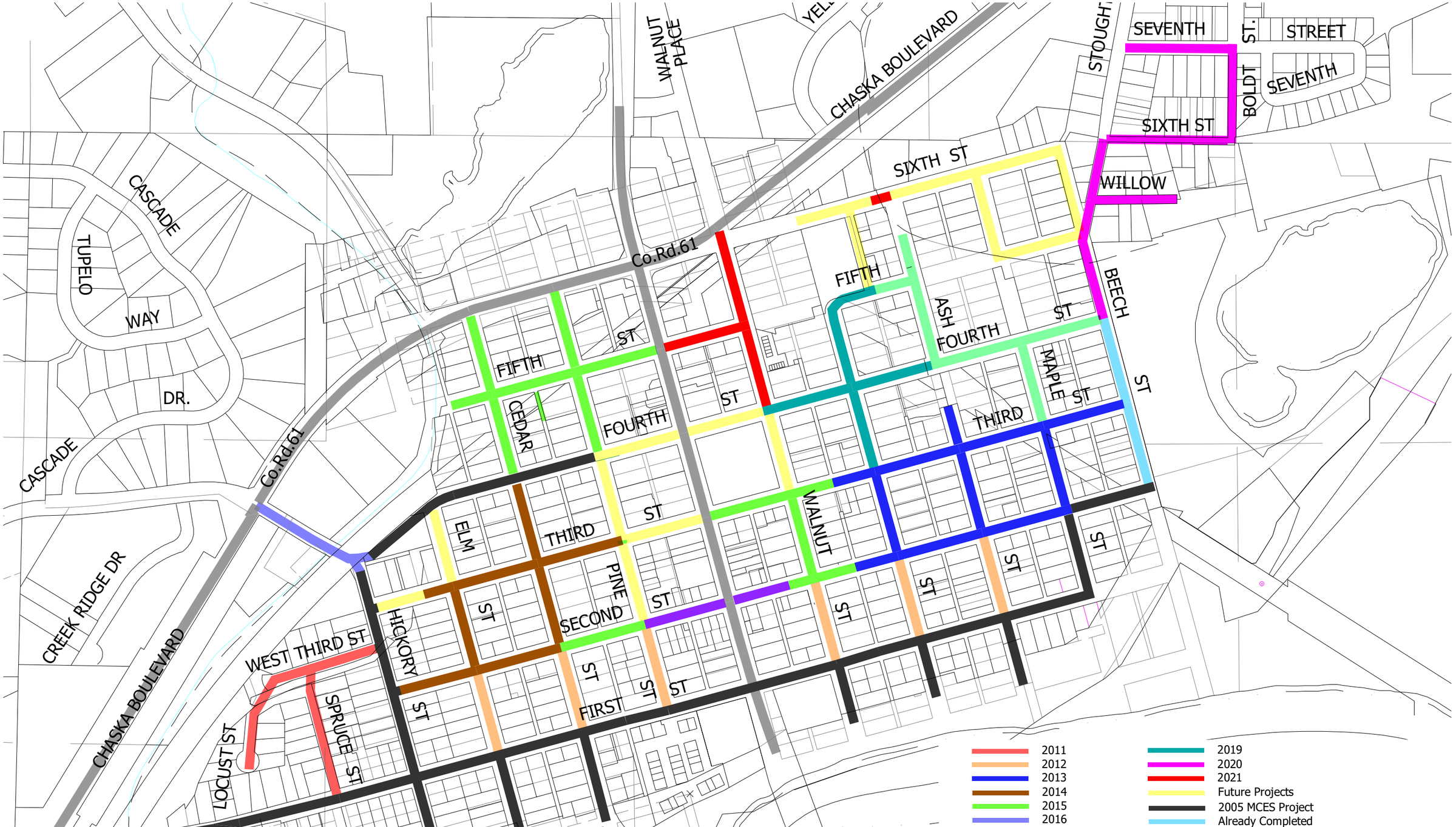
The 2021 Reconstruction Project continues the order of the overall Downtown Street Reconstruction Program. The overall program is set up to reconstruct the streets from south to north as to follow the natural drainage patterns currently established for storm water and sanitary sewer in downtown. This year's streets were also selected to help facilitate the area adjacent to the future TH 41 and CSAH 61 improvements scheduled for 2022-2023.

This report will focus on reconstructing the project streets to a 7-ton road design based on Chaska's road design standards. In 2014 the City also upgraded their 2012 Downtown Master Plan. The update took a closer look at the geometric layout of the streets within the core area between Walnut Street and Pine Street. Additionally, a separate report, the Streetscape Schematic Design Plan, was prepared and approved as part of that process. As with the previous year's Downtown Reconstruction projects, this report will take the next step and begin to provide more detailed sketches and outlines of the landscaping feature to be incorporated into the downtown street scape to improve pedestrian safety, feel and experience. For Fifth Street and Walnut Street the proposed look and feel will continue the same as has been completed along the west side of TH 41 for Fifth Street completed back in 2015. Other applicable streetscape portions of this adopted plan will be discussed later in this report.

The three blocks proposed to be reconstructed in 2021 serve several different land uses. The area of Walnut Street provides access to abutting residential homes, senior living facility and churches. While Fifth Street provides access to both residential homes and businesses.

The roads in this 2021project area are in very poor condition. This has led to significant annual maintenance costs for the City. Currently storm sewer is limited in most of the project area. This lack of a conveyance and collection system has led to the further decline of the roadway surface. The

sanitary sewer and water main in these areas have reached the end of what would be considered their typical design life. The sanitary sewer was installed nearly 100 years ago, and the water main is over 80 years old. This holds true for the majority of the remaining Chaska's downtown water main sanitary sewer system. That is why utilities along the streets are scheduled to be replaced as part of the Chaska Capital Improvement Plan.



DOWNTOWN PROJECT AREAS BY YEAR

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION

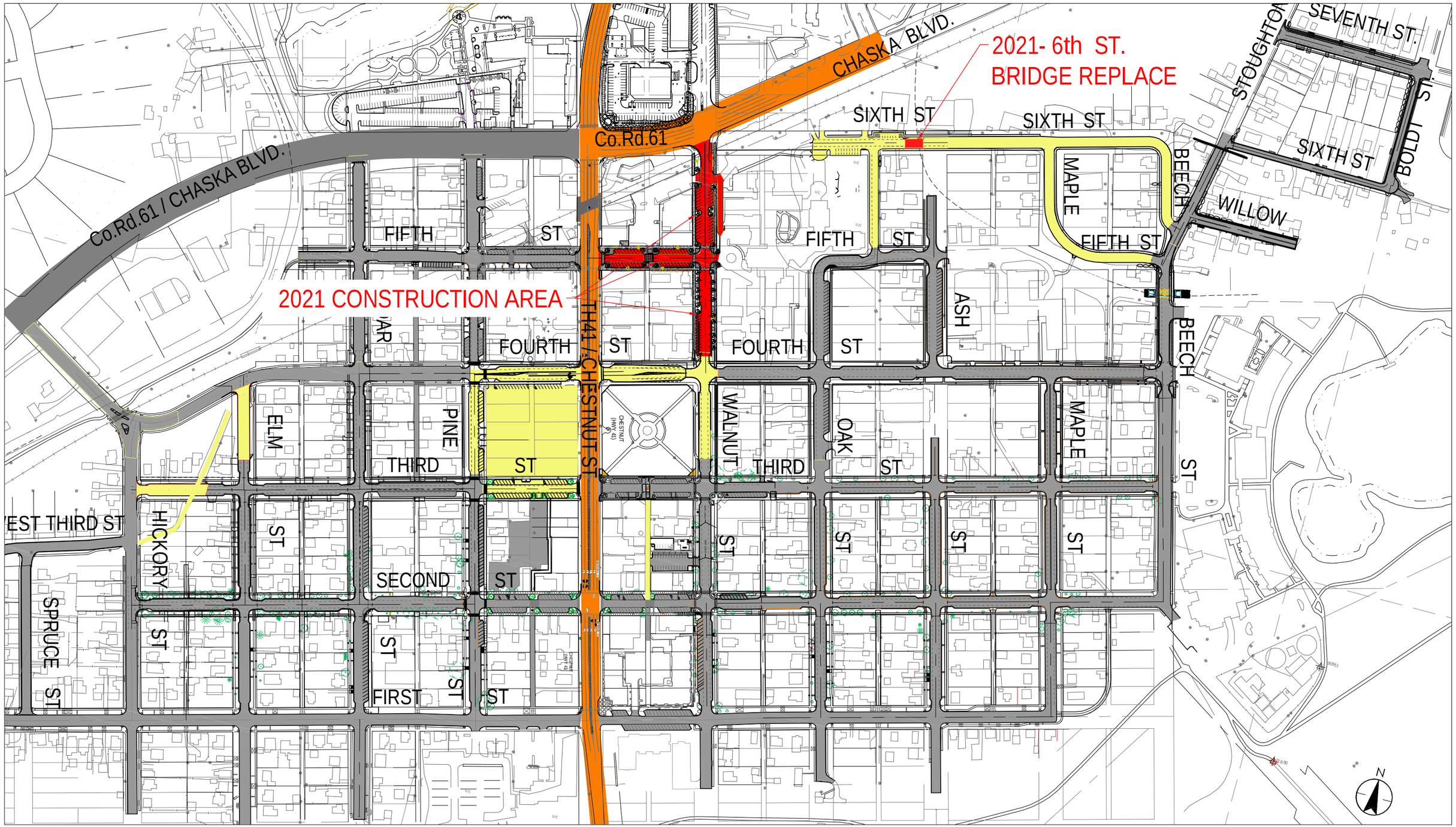
FIGURE A-1

Stantec

733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
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DATE: 3/27/2021 PROJ. NO.: 193805129

Plotted: Mar 27, 2021 - 4:11pm
Drawing name: X:\1938\active\193805229\CAD\Dwg\2021 MasterPlan\Reconstruction-2021.dwg
XRefs: 193805229-XSHO-Master Street Lyr, 193804572 - XSFL, 193800229XSPL



DOWNTOWN CHASKA MASTER STREET LAYOUT

0 150' 300'

CHASKA, MINNESOTA

2021 DOWNTOWN RECONSTRUCTION

RECONSTRUCTED STREETS

FUTURE STREET RECONSTRUCTION

2021 DOWNTOWN RECONSTRUCTION

2022-2023 - TH 41 / CHESTNUT ST. & CSAH 61 / CHASKA BLVD. RECONSTRUCTION.

FIGURE A-2

Stantec
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Minneapolis, MN 55402
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Date: 3/27/2021 Time: 8:14:6pm
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Xref: 193800229SPL, 193800229TOPO

Date: 3/27/2021 PROJ. NO.: 193800229

Project Elements

As part of the reconstruction of the 2021 Downtown Reconstruction Project streets, there are some key project elements that need to be addressed. The following items will be reviewed and addressed in this report.

- Street Section/Layout
- Streetscape Amenity Features
- Storm Sewer Improvements
- Water Main and Sanitary Sewer Improvements
- Water and Sanitary Sewer Service Improvements
- Sump Line Installation
- Street Lighting Improvements
- Sixth Street Bridge Replacement

Street Section

This section of the report will focus on upgrading the roadways from their existing condition to Chaska's 7-ton street design section. The existing conditions and proposed improvements are discussed in the following pages.

EXISTING STREET AND UTILITY CONDITIONS

Figure B-1 shows the existing conditions of the project streets and utilities for this year's project. The 3 blocks of street range from 52 to 64 feet. Most of the streets have boulevards that contain concrete sidewalk along both sides with trees between the sidewalk and the street. A variety of landscaping items, including but not limited to trees, decorative landscaping, and carriage walks exist behind the curb. There are multiple private driveways that exist within the project limits. They serve private residents, Auburn Manor, a couple of parking lots, and businesses. These driveway accesses will be maintained.

With limited garage and/or driveway parking available, residents use on-street parking along the majority of streets in Downtown. On-street parking is not limited to overnight for residents. On-street parking along Walnut Street and Fifth Street is heavily relied upon throughout the day for both residents and businesses. Diagonal parking is present along Fifth Street adjacent to the businesses while parallel parking is executed along the two residential homes. Walnut Street from Fourth to Fifth street currently has parallel parking. Walnut Street from Fifth Street to CSAH 61 has both parallel and diagonal parking. The parallel parking exists along the east side of the roadway along Auburn Manor while diagonal parking extends along the west side along the Meadow Spring church.

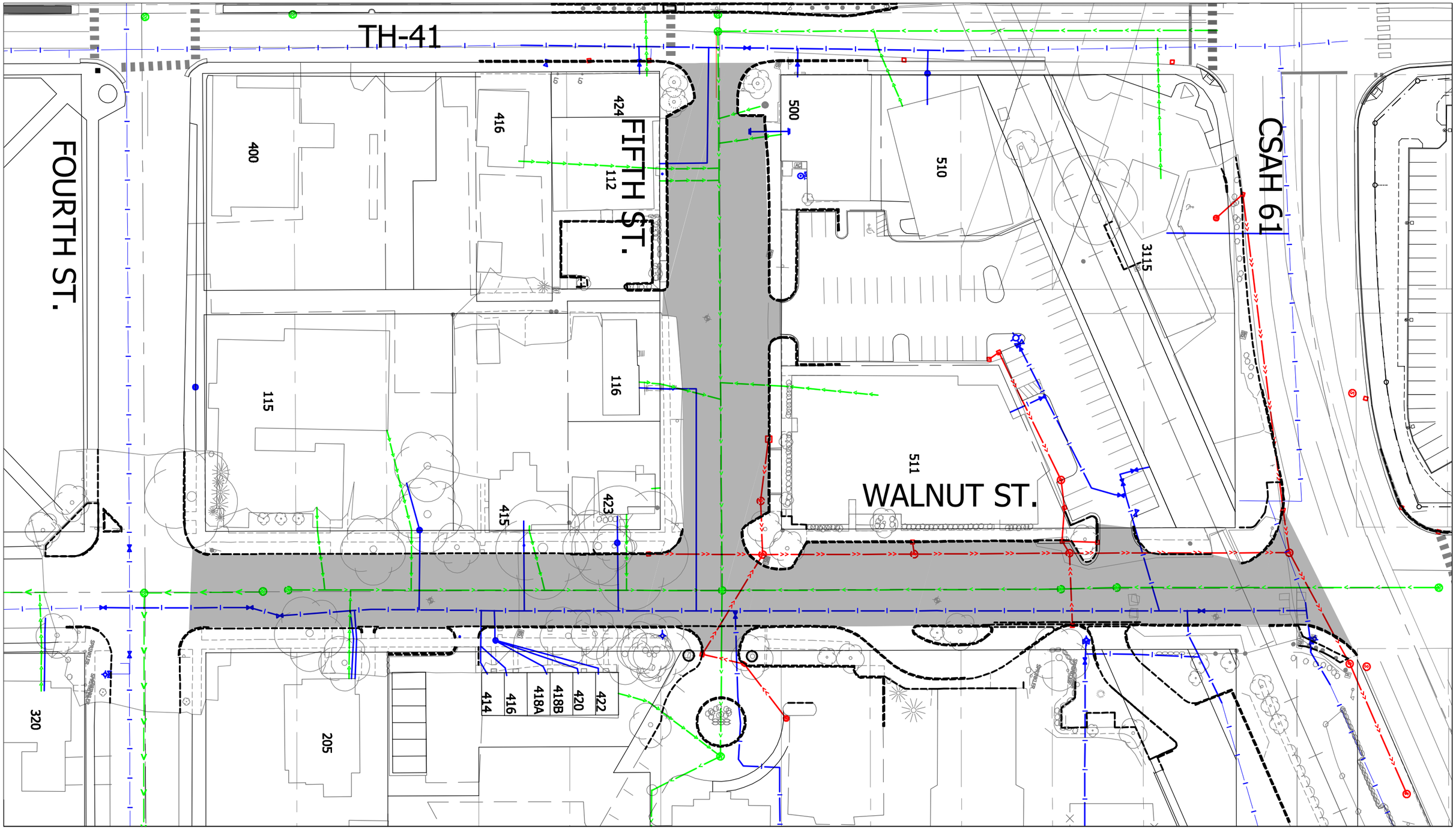
No major street improvements have occurred on any of the roadways and they are well beyond their design life. Patching the streets is no longer practical or cost effective. The existing street profiles are very inconsistent and contain locations where water does not drain. Storm water drainage pools in the existing roadway and along pavement edges as previously mentioned. This can be remedied with the construction of a consistent roadway profile and new curb and gutter to direct and convey storm water runoff.



Distressed pavement, poor drainage, failing brick pavers



Missing curb and gutter for drainage and eroding/unmaintainable boulevard



EXISTING UTILITIES AND STREET

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION PROJECT

FIGURE B-1

0 30' 60'

N

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Minneapolis, MN 55402
www.stantec.com

DATE 3/31/2021 PROJ. NO. 193805129

Plotted: Mar 31, 2021 - 10:55am
Login name: VX138\cadvan
Xrefs: 193805129XSNO, cp1 10396, cp1 193805129TOPO, 193805129ASPL, 193805129 - ADDRESS NUMBERS, 193805129XSNI, 193804572 - XSNO, 193802029XSNO-Master Street Lyt, 193805129XSITFeasibility, 193804572 -

The existing boulevards contain sidewalk on both sides of the street throughout the entire project. The pedestrian ramp access at intersections do not meet current ADA standards. The concrete walk that does exist ranges from 4 feet to 8 feet in width. The sidewalk in many areas is uneven and cracked. This poses a safety hazard for pedestrians as well as a maintenance problem for residents and businesses as they shovel. Another problem that exists is that commercial buildings that were constructed to the edge of the sidewalk do not accommodate storm drainage. Several sidewalk trench drains exist as well as other areas where concentrated flows from downspouts drain directly across the sidewalk. These both cause significate safety concerns.



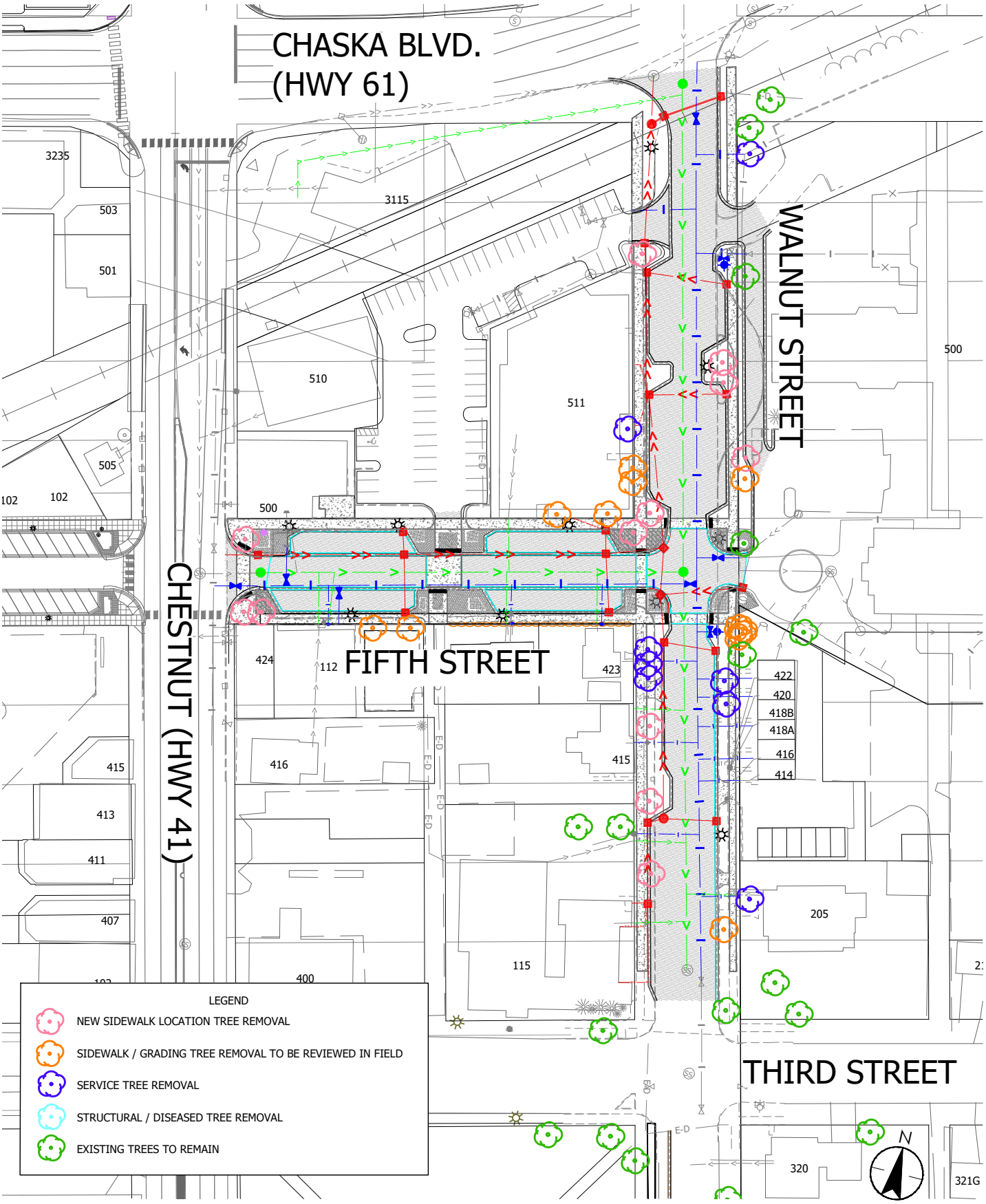
Heaved/unsafe sidewalk due to tree roots



Broken/dangerous sidewalk for pedestrians

An evaluation of the trees has been performed. Figures C-1 illustrate the trees that will be impacted in some form by construction as well as those that may remain. Following approval of the design, City Staff will be working with residents and business owners individually to identify the impacts of construction. Based on the final design and tree impacts, residents and businesses will be provided options for their boulevard and tree replacements.

Plot Date: 03/31/2021 - 4:42pm
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AREA TREE REMOVAL

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION

FIGURE: C-1

Stantec

733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

DATE MARCH, 2021 PROJ. NO. 193805129

PROPOSED STREET SECTION LAYOUT IMPROVEMENTS

The following figures D-1 through D-4 show overall layouts of the proposed street improvements for the streets within the 2021 reconstruction area. Figure D-5 shows both the roadway as well as the bridge improvements at Sixth Street. Figures G-1 and G-2 which are located in Appendix B at the end of the report show each planned street improvement in more detail. In general, the existing streets are being proposed to match the concept of the 2012 Downtown Master Plan document that was previously adopted. On average residential streets will narrow to 38 feet face to face while commercial or commercial edge streets will remain very close to their present street width. Fifth Street is planned to receive additional streetscape finishes. City staff has been working with the downtown businesses in the Downtown Historic District for several years. The result was the adoption of the Streetscape Schematic Design Plan for the downtown area.

For Fifth Street between TH 41 and Walnut it is proposed to be a commercial corridor with diagonal parking along both sides with mid-block pedestrian nodes. This design is consistent with the previous reconstruction of Fifth Street West between TH 41 and Pine Street in front of City Hall in 2015. The 2021 project for Fifth Street East between Walnut Street and TH 41will be very similar in geometric shape and amenities.

For Walnut Street there are multiple uses along its corridor. Between Fourth and Fifth there are segments of residential use and an area that extends along an existing church. For this area it is proposed to have parallel parking along the residential properties while changing the area along the church to a diagonal parking to help increase parking. The section of Walnut between Fifth Street and CSAH 61, Walnut abuts the Meadow Spring church on the west side and Auburn Manor on the east side. Currently Auburn Manor has three driveway access along the east side. One provides access to a parking lot, while the other two provide for a drop off/pick up loop to the west side of their building. In working with Auburn Manor, it is being recommended to adjust the area along the loop drop off zone to a diagonal parking area to help increase parking close to their building. This will also allow for an opportunity to improve the sidewalk corridor along the roadway right of way through this zone. This diagonal parking requires the realignment of their drop off zone to be connected between their parking lot to the south and the city park and ride lot to the north as shown on figure D-1. The entrance into the park and ride lot is proposed to adjust slightly for better movement leaving the Auburn Manor drop off and to align with the existing parking lot entrance into the church parking area.

For the west side of Walnut Street from Fifth to CSAH 61 the diagonal parking is proposed to remain. The roadway is proposed to be adjusted to try to increase the sidewalk area from the end of the parked cars to the edge of the right of way to increase the sidewalk width to its maximum extent. In the future, the Carver County Rail Authority corridor that cuts diagonally through downtown is being proposed to have a regional trail. Walnut street becomes an excellent opportunity to provide walking access to the center of downtown and city square.

As Walnut Street connects to CSAH 61 the roadway is being widened to allow for two north bound lanes and one south bound lane at the signalized intersection. The three lanes will provide a north bound through left turn lane, and a north bound through right turn lane. For south bound just one lane is proposed through the corridor.

The City's standard 7-ton street section is proposed for Fifth Street. The resulting section would contain 12 inches of select granular borrow (sand), 8 inches of compacted class 5 aggregate base, and 3-1/2 inches of bituminous surfacing. Walnut Street will receive a thicker bituminous section

(6-inches) to accommodate anticipated detour traffic during the construction of TH 41 in 2023. The new street sections will also include a geotextile fabric. The fabric will help keep the underlying subgrade separated from the new sand section. The fabric, along with the 1 foot of sand, will help stabilize the sub grade material and help to convey drainage under the road making it less susceptible to frost heaving.

Concrete curb is proposed for the edges of the streets. It will be barrier type, 6-inches tall, with the back dropped down at driveway locations. The curb will be type B612 modified park board, which contains an integral 12-inch wide concrete gutter. This type of curb has a wider top section of 12 inches in lieu of a 6-inch wide top in standard curb. This type of curb has become the standard for the downtown district. In addition to the new curb and gutter, the proposed street grades will be modified to help promote better drainage along the road corridors. Currently, the profile grades of the roadways are very irregular, resulting in poor drainage during storm events. The water tends to sit in the road and along the edges rather than flow to the few existing storm sewer systems, leading to additional deterioration of the pavement and curb, especially as the water freezes and thaws. In addition to the proposed curb along the edge of the street, it is proposed to install a valley gutter along all areas of angled parking. The valley gutter will serve several purposes. The valley gutter will help to define the edge of the travel lane for drivers as well as help convey storm water. In several areas, the boulevards opposite one another are at significantly different elevations from one another. The addition of a valley gutter will allow the travel lanes to maintain a consistent cross slope while the slope of the parking area will vary in order to match the differing boulevard elevations.

The streets have concrete sidewalks with a minimum width of 5-foot to 8-foot respectively extended along each side roadways. The location of the new sidewalks are planned to match as close to the existing location as possible to minimize impacts to trees except where the walk is currently outside the right of way. At these locations it will be moved so that it is inside the road right of way. At the upcoming neighborhood meetings, staff proposes to discuss the final location of the new sidewalk in light of the number of boulevard trees that need to be removed and replaced due to the utility conflicts, age, structural deficiencies and species issues. Given the scope of the tree replacement work, it is feasible to move the sidewalk toward the street, leave a reasonable boulevard area for planting and increase the amount of green space behind the sidewalk for front yard area. Regardless of the sidewalk placement, project costs will not be impacted.

Details of the other proposed streetscape features as well as the pedestrian enhancements being proposed in this area will be discussed in the following Streetscape Amenity Features of this report.

Subsurface drainpipes, referred to as drain tile, will be bedded in rock and placed in the sand layer along the edges of the road throughout the length of the project. Each drain tile pipe would be connected to the storm sewer system at a manhole or catch basin structure. The tiles promote improved subsurface drainage of the street bed and lower its risk of frost movement. By helping to minimize road movement due to frost, the addition of the tiles and sand section should significantly reduce the likelihood and amount of fatigue and transverse cracking that exists in the roads today. Consequently, this would extend the life of the proposed road section and help to minimize maintenance costs over the life of the road.

TH-41

FOURTH ST.

FIFTH ST.

CSAH 61

WALNUT ST.

400
416
424
112
500
510
3115
511
115
116
415
423
320
205
414
416
418A
418B
420
422

8' CONCRETE WALK
19' DIAGONAL PARKING
8' PARALLEL PARKING
12' DRIVE LANE
12' DRIVE LANE
8' PARALLEL PARKING
5' CONCRETE WALK
8' CONCRETE WALK
19' DIAGONAL PARKING
12' DRIVE LANE
12' DRIVE LANE
19' DIAGONAL PARKING
9' CONCRETE WALK
19' DIAGONAL PARKING
12' DRIVE LANE
12' DRIVE LANE
19' DIAGONAL PARKING
7' CONCRETE WALK
16' ACCESS ROAD

13'
11'
12'
11'
13'
12'
13'

STREET IMPROVEMENTS

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION PROJECT

FIGURE D-1

N

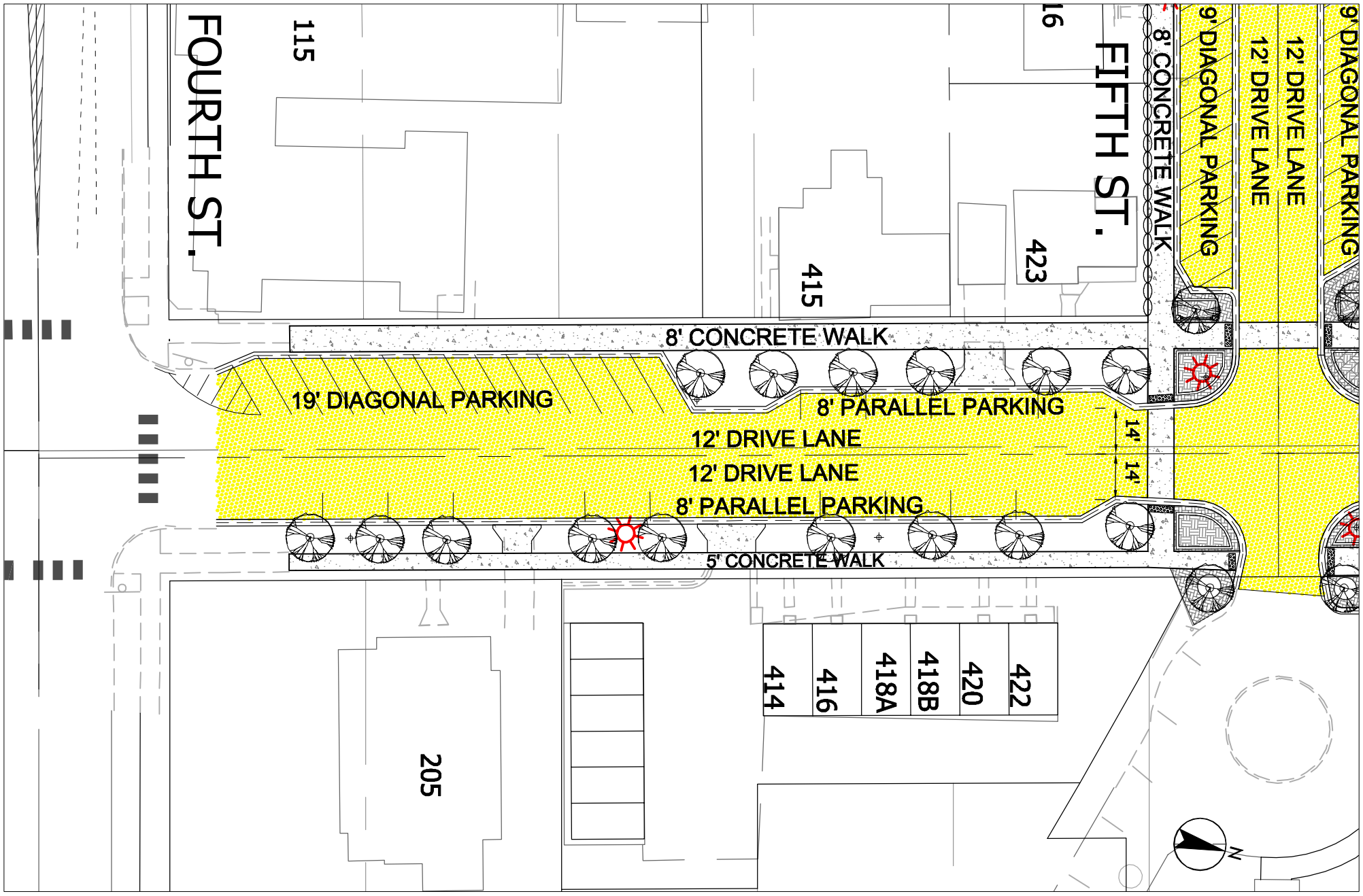
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WALNUT ST. - STREET IMPROVEMENTS

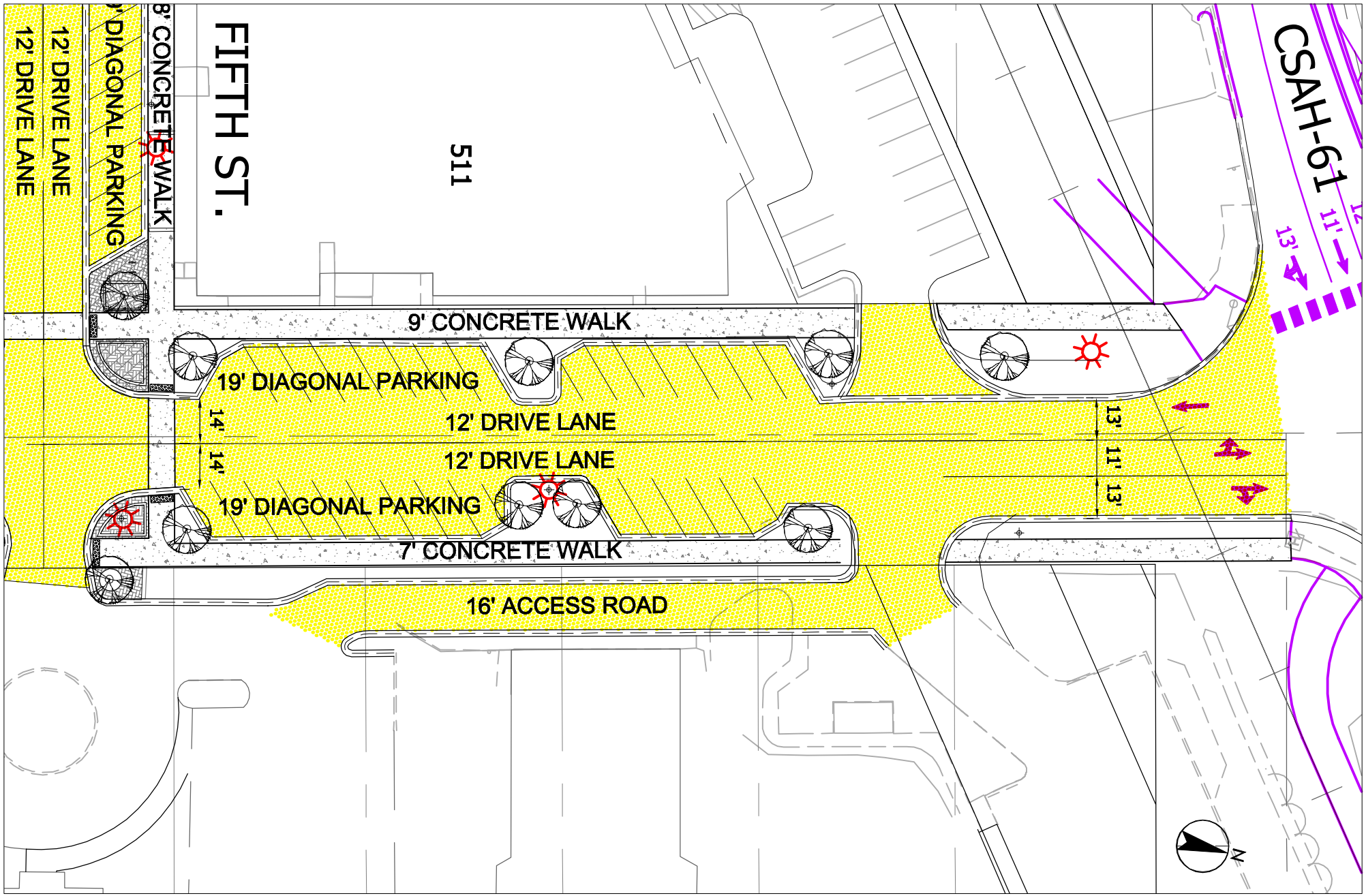
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FIGURE D-2

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WALNUT ST. - STREET IMPROVEMENTS

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FIGURE D-3

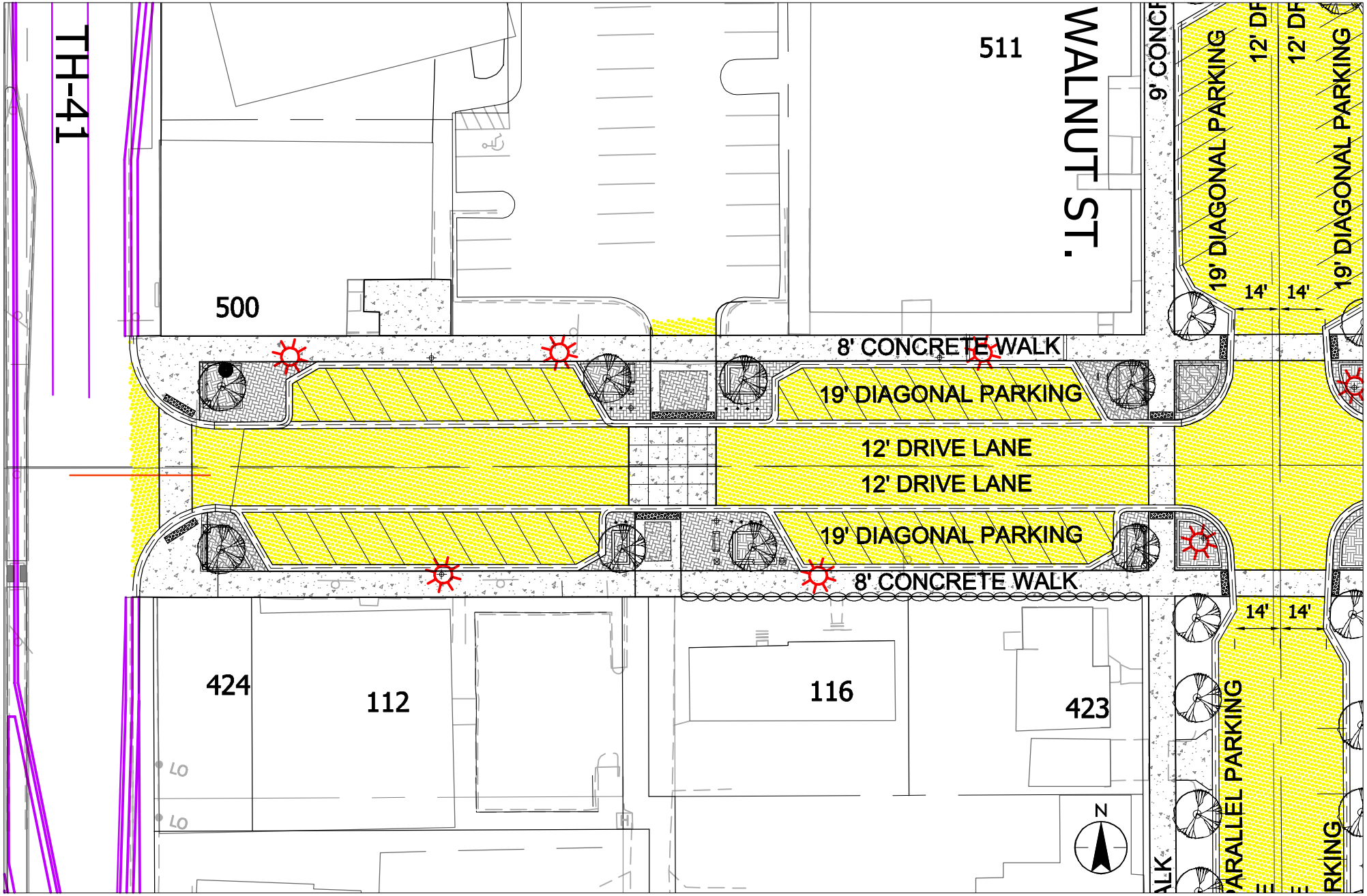
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FIFTH ST. - STREET IMPROVEMENTS

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION PROJECT

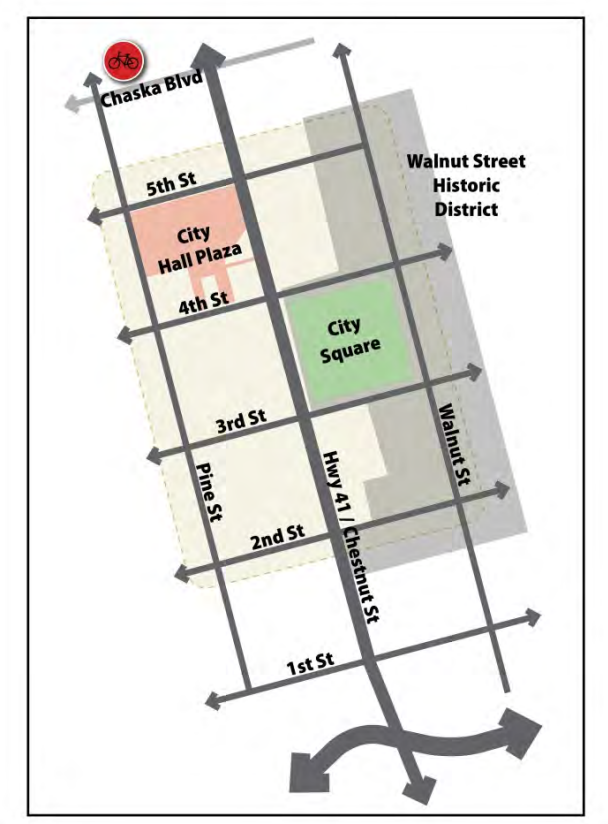
FIGURE D-4

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Streetscape Amenity Features



The Streetscape Amenities Plan for the reconstruction of the downtown core streets will be based on the Downtown Chaska Streetscape Schematic Design Plan, which was approved by the City Council on November 3, 2014. The Streetscape Schematic Design Plan was based upon the street design concepts originally established in the Downtown Master Plan that was adopted in 2012. The downtown core area streets encompass 2nd, 3rd, 4th, and 5th Streets between Pine and Walnut Streets, as well as Pine and Walnut themselves. The Streetscape Schematic Design Plan identified the future character and physical design of the downtown core streets, including streetscape zone dimensions (travel, parking, pedestrian, amenity), pavement types, lighting, streetscape features (seating, furnishings, railings, gateways, signage, heritage markers), colors, materials, and layouts. The plan also addressed parking locations and quantities, both on-street and off-street. Since Chestnut Street/Highway 41 is under MnDOT's jurisdiction, streetscape designs were developed at a conceptual level but not carried through to a schematic design level for the Chestnut portion of the project. Walnut Street, from CSAH 61 to 4th street. The 5th and Walnut 2021 Downtown Reconstruction Project includes the following downtown core streets:

- Walnut Street, from CSAH 61 to 4th street
- 5th Street East, from Chestnut Boulevard/Hwy 41 east to Walnut Street, including the entire Walnut Street intersection

The streetscape design of the reconstructed downtown core streets is intended to reflect downtown's historic character, scale, materials, and colors, as well as create an attractive walking and public gathering environment. Baseline streetscape amenity features include wide concrete sidewalks, corner bump outs, mid-block pedestrian plazas, visible crosswalks, pedestrian light fixtures, and shade trees. Within the mid-block pedestrian plazas and corner bump outs, the streetscape amenity features include benches, trash receptacles, brick seat walls and planters, bollards, bike racks, heritage markers, and wayfinding signage/kiosks. Historic materials and colors include Chaska brick, limestone, and black metal. The heritage railing is intended to reflect the historic iron railing of City Square.

5th Street Details

The Primary Gateway features (brick columns, black metal railings, and plantings) will be located on the west end of the 5th Street, at the Hwy 41 intersection. The Secondary Gateway features will be located on the east side of the 5th Street, at the Walnut Street intersection. The mid-block pedestrian plaza on 5th Street East will have clay pavers for its material, including driveways to surface parking lots. A pedestrian crossing, of decoratively scored concrete, will connect the pedestrian plaza on the north and south sides of 5th Street. Vertical street amenity features located within the pedestrian plaza areas include seat wall planters, heritage columns, benches, trash receptacles, bollards, bike racks, and pedestrian light fixtures. Trees will be planted in mid-block pedestrian plaza and corner bump outs.

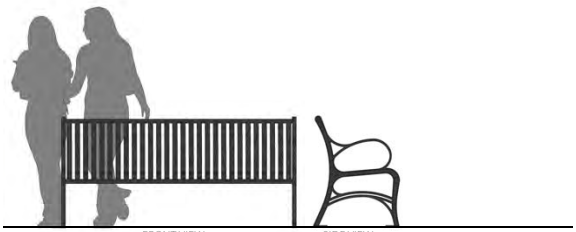
The 2014 Schematic Streetscape Amenities Plan includes some features that will be future projects rather than part of the 2021 project.

The streetscape design plan balances streetscape environment goals with the important vehicular traffic and parking functions of the downtown core streets. Consequently, the Streetscape Amenities Plan shows retaining and increasing angled parking as much as possible.

The design of the Streetscape Amenity Features will be refined as the project moves into final Construction Documents. Streetscape Amenity Features estimated costs are a part of the Street Improvements line item of the Project Cost Summary.

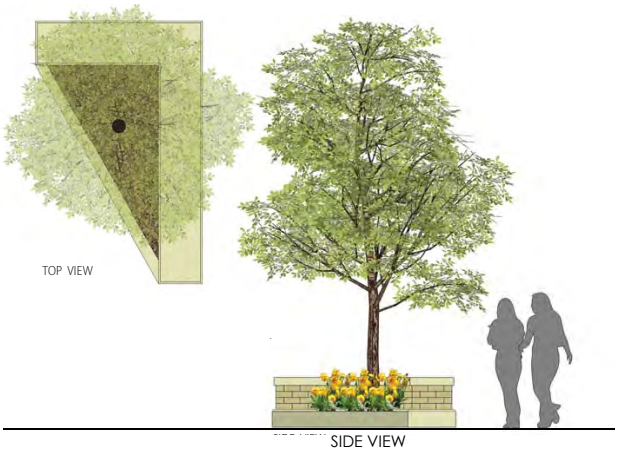
Streetscape Amenity Features

Seating



Bench

- *black metal for historic character*
- *used to offer comfortable backed and armed seating in areas of gathering where tables and chairs may not be provided*



Seatwall with Planter

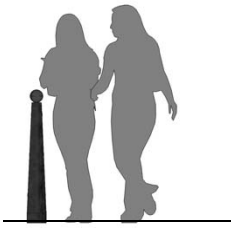
- *constructed of historic Chaska materials (brick and limestone)*
- *pedestrian safety*
- *doubles as seating*
- *provides tree/planting space*
- *place 3 ft to curb*
- *with LED lighing under cap*

Furnishings



Bike Rack

- *reflect historic iron railing posts*
- *can be used to define edges of pedestrian plazas*
- *placement at district edges to encourage walking within district*
- *typically spaced 5 ft front to back, 3 ft apart*



Bollard

- *black metal for historic character*
- *reflect historic iron railing posts*
- *pedestrian protection*
- *used to define edges*
- *typically spaced 3 ft apart, 3 ft off curb*



Trash Receptacle

- *black metal for historic character*
- *provide trash receptacles near benches and other gathering areas*

Streetscape Amenity Features

Street Gateways

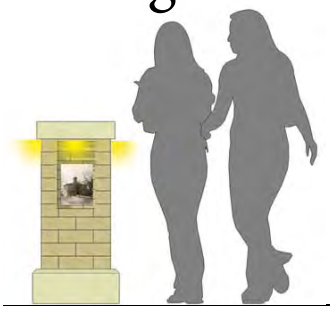


Primary Gateway
(5th and Chestnut)



Secondary Gateway
(5th and Walnut)

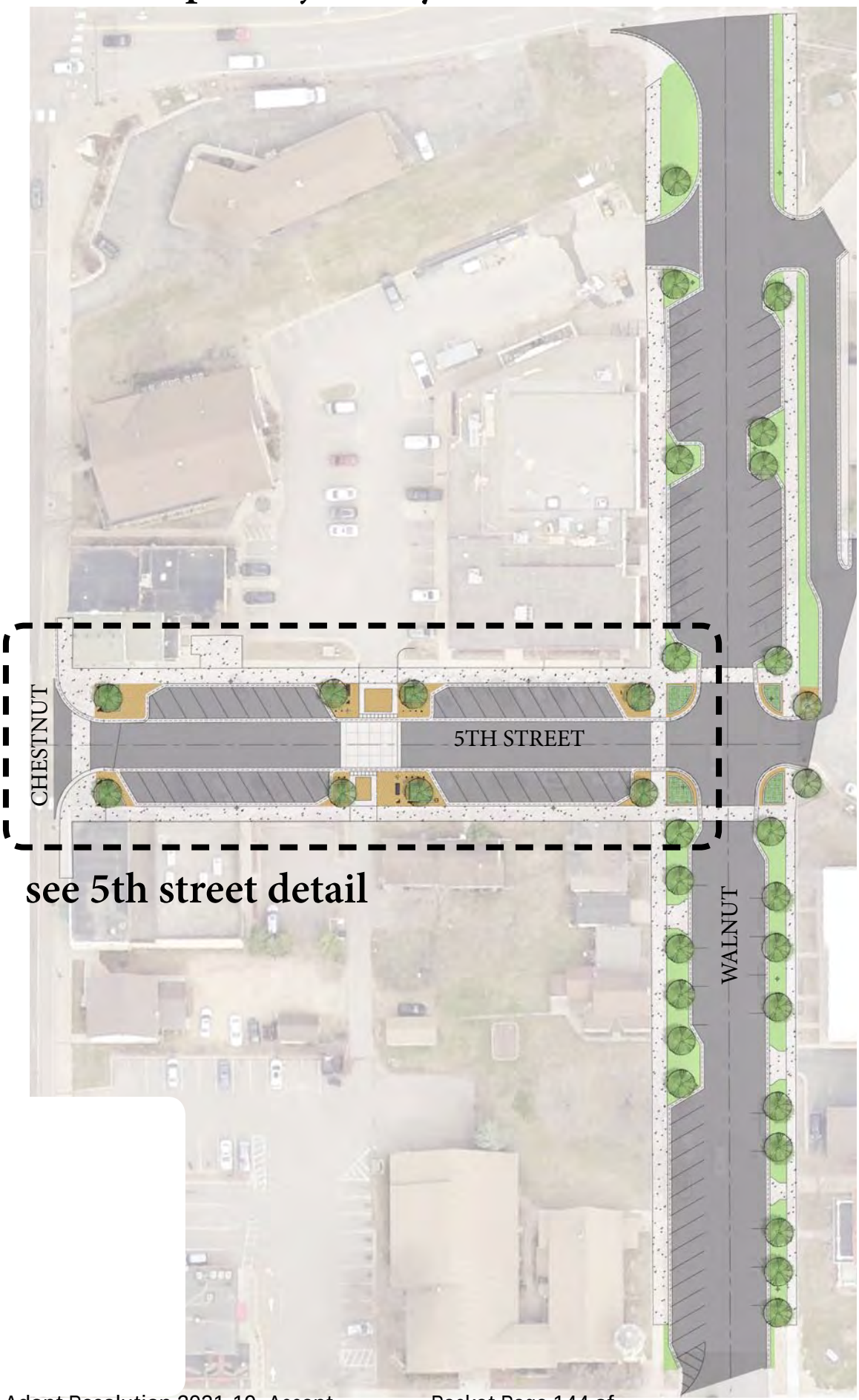
Heritage Column



- *constructed of historic Chaska materials (brick and limestone)*
- *opportunity for historic panels*
- *doubles as bollard*
- *place 3 ft to curb*
- *ambient lighting*

Heritage Column
(at 5th St. mid-block pedestrian plaza)

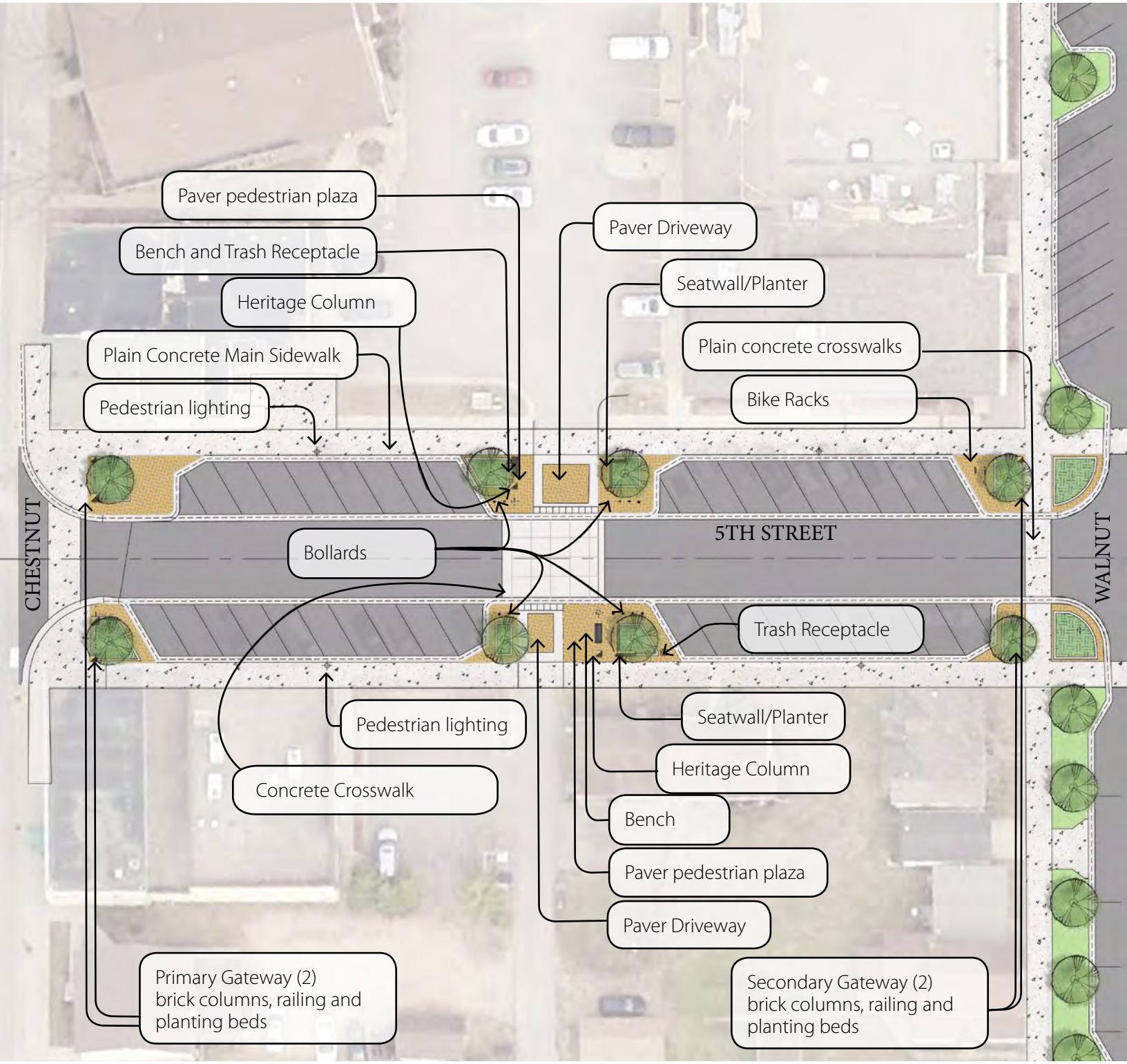
Streetscape Project Layout



CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION - 5th & WALNUT

FIGURE SA-3

Streetscape Amenities Detail : 5th Street



CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION - 5th & WALNUT

FIGURE SA-4

Storm Sewer Improvements

Fifth Street Area has a small storm sewer system that was installed from CSAH 61 to Fifth Street back in 1972 along Walnut Street. This system also provides the conveyance system for the Meadow Spring Church and the parking lot of Auburn Manor adjacent to Walnut Street. Walnut Street currently drains north from Fourth Street to the Walnut Street intersection and collect Its runoff then extends north to the CSAH 61. There a storm sewer system along the south side of CSAH 61 conveys the water east to the East Creek of Chaska.

In the future when TH 41 is reconstructed, a pedestrian box culvert is proposed to be added along the old railroad corridor between Fifth Street and CSAH 61. The box culvert will not allow the storm sewer system that exists in TH 41 to continue its current routing which connects with the CSAH 61 storm sewer system due to grade conflicts. In order for storm water being collected along TH 41 just south of the old railroad crossing to be reconnected into the highway system, it will need to be rerouted along Fifth Street over to Walnut then piped north to CSAH 61. This project has sized its storm sewer system to account for the additional storm water to pass through the 2021 Reconstruction Project area.

The design of the 2021 reconstruction storm sewer system as shown on Figure E-1 will connect to and incorporate the existing storm sewer infrastructure along Walnut Street. Storm water will be conveyed north to the existing piping system along County Road 61. From there it is conveyed to the East Chaska Creek via pipe along CSAH 61.

To meet runoff requirements of the MPCA, structures to collect sedimentation/grit as well as some dissolved and particulate nutrients and heavy metals are being proposed as part of the storm sewer system on the future highway improvement project. It is planned as part of the TH 41 and CSAH 61 Reconstruction to install a storm water treatment structure near the East Chaska Creek prior to the pipe discharging storm water to the Creek. The structure would be constructed near Yellow Brick Road on the south side of County Road 61.

Additional storm water treatment methods can be used to further treat the water. Preliminary options have been explored with City staff. This report has not accounted for any other additional treatment options at this time. A more detailed investigation of the available treatment options can be made if the City so desires.

TH-41

FOURTH ST.

FIFTH ST.

CSAH 61

WALNUT ST.

400
416
424
112
500
510
3115
511
115
116
415
423
320
205
414
416
418A
418B
420
422

STORM SEWER IMPROVEMENTS

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION PROJECT

FIGURE E-1

0 30' 60'

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Water Main and Sanitary Sewer Improvements

Currently the City's water main system downtown consists mainly of 4 and 6-inch cast iron pipe. It has reached the end of its service life. The pipe has corroded over time and is susceptible to breaks. It can no longer reliably supply the needed water volume and pressure. Currently there is no water main present on Fifth Street. Long services run down the street to provide water to the homes to two of the structures along it. There are also very few hydrants in both project areas which hinders fire protection. It is proposed to replace all existing mains with 8-inch PVC water main together with a installing new main down Fifth Street. The proposed water main improvements are shown on Figures F-1. Water main will be installed on every street creating a grid system. This will provide redundant paths of the water to flow which will provide maximum volume and pressure while also limiting the shutdown areas should a future problem arise. The new water mains together with new hydrants and gate valves will help improve the area for fire protection.

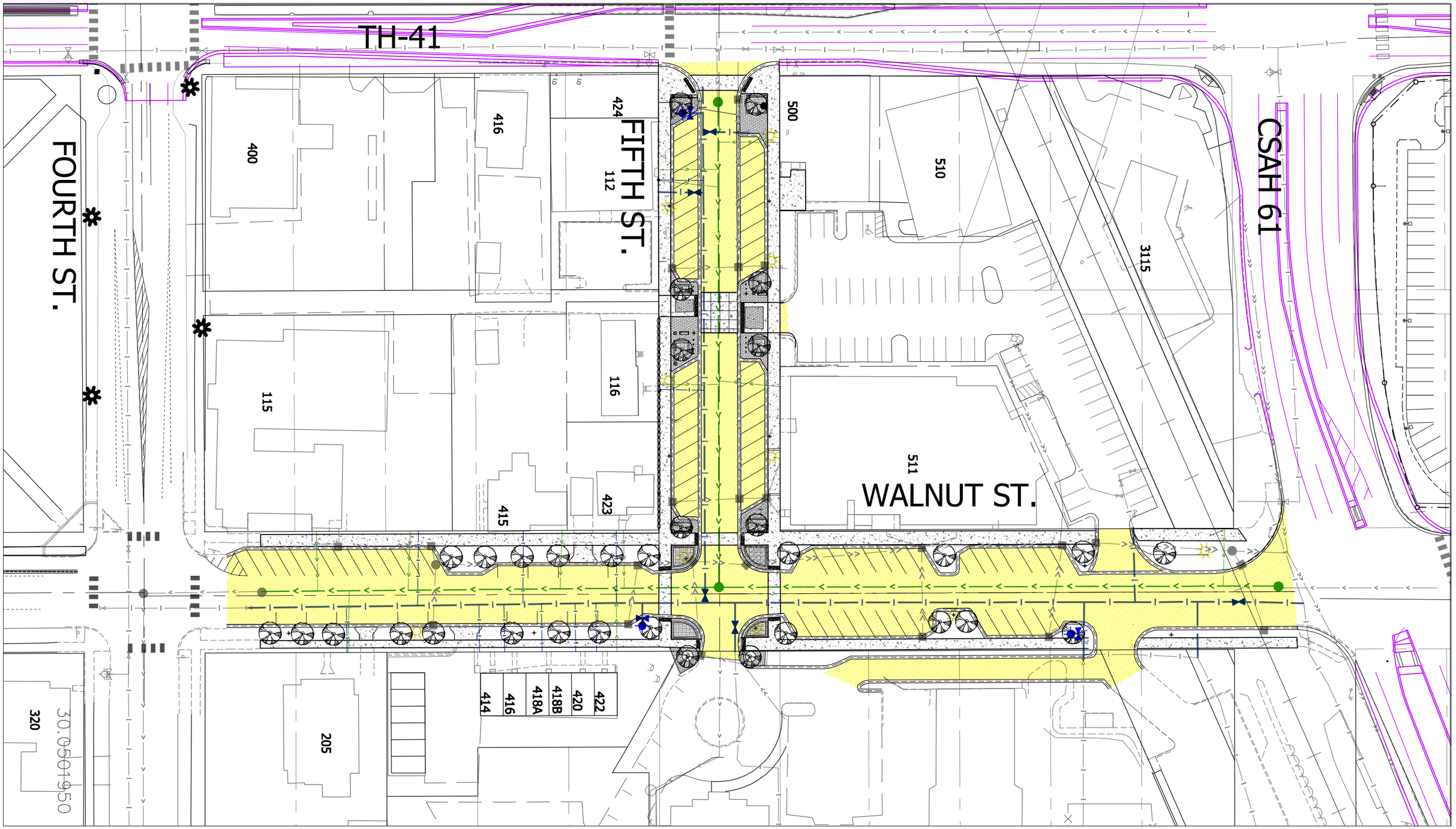
The existing sanitary sewer lines located within the project limits are all vitrified clay piping (VCP). The system pipes shown on Figure B-1 are approaching 100 years old. The City has evaluated the existing sanitary sewer lines and has found various deficiencies in the piping system. The sanitary system has infiltration through pipe joints, cracked pipe, and as well as through manholes. The City has been required to clean and jet the existing piping to eliminate blockages due to inconsistent pipe grades, pipe failures, and root growth inside the existing piping. The result of this has been very high maintenance costs by having to continually service the sanitary sewer system in this area of downtown Chaska. By replacing the sanitary sewer pipe and manholes the City will benefit by reducing overall infiltration rates and maintenance costs.

Chaska's existing downtown sanitary sewer system all flows towards First Street. Provisions were made with the previous 2019 Reconstruction Project to extended new PVC sanitary sewer lines to serve Walnut Street at the Fourth Street Intersection. The new pipe terminated at Walnut Street was installed at lower elevations to accommodate revised service areas. This project will connect to the manholes set with that project and will continue to extend new sanitary sewer north along Walnut Street as shown on Figure F-1. The lower grade will allow improved pipe capacity and limited conflicts with other utilities as the streets are rebuilt. For Walnut Street a 10-inch PVC sewer pipe is proposed while an 8-inch pipe is recommended for Fifth Street. Also, with the lowering of the sewer line on Walnut Street, a new future sewer service route will be available when the future TH 41 reconstruction project looks to eliminate the Dolce Vita Wine Shop sanitary sewer service that currently extends out into TH 41. The deeper mainline on Walnut Street will permit the Dolce Vita sewer service to be rerouted and brought to Walnut Street. This work is also necessary because of the box culvert proposed in TH 41 severing the sanitary sewer line.

The new proposed sewer being extended up Walnut Street to Fifth Street will allow the abandonment of an existing 8-inch line that currently flow east of Walnut Street towards Auburn Manor. The sanitary sewer flow will be rerouted south down Walnut Street to Fourth Street and then east over to Oak Street. This future line on Walnut Street is proposed to be a 10" PVC line as the capacity will be needed for future Del Webb site and any other redevelopment that may occur. The proposed sanitary sewer will be installed at lower elevations and increased grades which will allow improved pipe capacity and limit conflicts with other utilities as the streets are rebuilt.

The majority of sanitary sewer manholes that connect to the piping system in these streets are brick and mortar structures and have reached their service life. These structures are especially susceptible to infiltration due to the many joints in the manhole walls surrounding the perimeter of each brick. All of the sanitary manholes on the project will be removed and replaced with new precast concrete manhole sections. Precast manholes sections are the current industry standard as they minimize the amount of infiltration through having less joints and thus fewer entry points for groundwater.

In order to minimize sewer and water service disruption to the existing homes and businesses during construction, temporary water and sewer systems will need to be implemented. The temporary systems will be built and coordinated along with the progress of the new sewer and water installation.



SANITARY AND WATER MAIN IMPROVEMENTS

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION PROJECT

FIGURE F-1

0 30' 60'

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Water and Sanitary Sewer Services

With all main line sanitary sewer and water main piping being replaced, the condition of existing utility services must also be addressed. For purposes of this report, sanitary sewer services impacted by construction are proposed to be replaced from the sewer main in the street to the property line of each existing house. Consistent with previous downtown reconstruction projects, each homeowner may elect to have their sanitary sewer replaced from the property line to their house. Additional costs will be incurred by the property owner for service work beyond the right of way. The City along with our field construction staff will communicate to the homeowner or business owner what the condition of their sanitary sewer service line is along with the recommendation to replace it or not. They will be given an estimated cost and some time to decide whether to replace it or not. On the previous downtown reconstruction projects the majority of sanitary sewer services lines were found to be in very poor condition, and often either contained cracked/collapsed pipe or significant tree root damage. Most homeowners have elected to replace their services. The older pipe was almost always clay, cast iron, or Orangeburg. All new pipe installed is proposed to be PVC pipe that will match the pipe size of the existing service size.

Standard open cut trench excavation will be used to install both sewer and water services from the main that is installed in the street up to the property line location. If the homeowner or business owner elects to replace their service from the property line to the building, the sanitary sewer services will be replaced by one of two separate construction methods. The first method of sewer service replacement will be a standard open cut excavation. Open cut excavation will be used when there are minimal constraints with respect to trees, driveways, permanent landscaping, etc. Sanitary sewer services that cannot be open cut may be replaced by directional drilling a new service up to the exterior of the home where a connection can be made. The project does propose one sewer and water service for each property. Where two properties share a common sanitary sewer or water service, the costs to directional drill a new individual service have been included with this report.

Water services are proposed to be replaced from the main to the property line, unless they are found to be a pipe material other than copper. Some of the more common pipe materials encountered on the previous reconstruction project in downtown Chaska were lead and galvanized steel. These products no longer meet current health and drinking water safety requirements. If an existing water service contains a pipe material other than copper, the service will be replaced with a trenchless installation technique from the main to the inside of the home at the current water meter location. So far, all the residential and commercial services that were inspected by City Staff were copper. There are no known lead or known galvanized services scheduled to be replaced at this time. It is proposed with this project to upsize the commercial building services from 1 inch copper to either a 4 inch or 6 inch PVC. This is being done to provide future water capacity should the individual buildings have sprinkler lines installed in the future or the building use changes to a higher water demand.

All sewer work beyond public right-of-way is currently proposed to be a resident or business cost. It is however included in the overall project pricing in order to get the lowest effective cost for the property owner as well as maximizing construction scheduling and project utility coordination.

Sump Line Installation

The City of Chaska has implemented a sump pump drainage system policy as a part of their reconstruction program. Sump lines that discharge into the street create two main problems. First, they introduce more water to the existing street and curb, which can then lead to more rapid deterioration of the pavement and curb, specifically during the freeze/thaw cycles. Second, the sump lines can also become a safety hazard. In the summer water from sump lines can produce a green moss that can become extremely slippery. In the winter this same moisture can freeze, and also become extremely slippery. Additionally, some private residences have sump systems that connect to their sanitary sewer discharge lines. This results in additional drainage entering the sanitary sewer system if the sump pumps are running, which ultimately leads to additional treatment costs for the City.

Pre-project utility examinations of the homes and businesses were completed by City staff as part of this project. No structures were identified with active sump pumps. Though not sump pump discharge, the Meadow Spring Church on the corner of Fifth and Walnut Street as well as the Chaska Moravian Church on the corner of Walnut and Fourth Street have several large downspouts that currently discharge and drain overland across the sidewalk. It is proposed to capture the roof storm water runoff from each downspout with drain tile lines and pipe them into a larger sump line that will discharge into the new storm sewer proposed on Walnut Street and Fifth Street. This will eliminate the pedestrian safety hazards currently caused by roof drain runoff that freezes on the sidewalk. Additionally, there are a few select homes in both project areas that have roof drains that are currently piped to the sidewalk or street that will be connected.

Electrical and Street Lighting Improvements

Most of the old downtown area used to be serviced by an overhead electric system. As the reconstruction program progressed, so did the upgrades each year to the electrical system. Chaska Electric has made it a priority to bury much of their overhead lines as well as upgrade and replace all the streetlights with each project. This area does not have any overhead lines to bury but lines will be relocated and upgraded. The light poles that exist are the old green decorative poles that were installed as part of the Walnut Historic District. These light poles will be replaced with new black aluminum poles capable of hanging flower baskets and/or banners.

The core downtown area between Pine Street and Walnut from Second Street to Fifth Street as shown in the Street Scape Schematic Design Plan will include multiple decorative cast aluminum fixtures per block. The final lighting improvement and pole locations are still being examined by City staff for lighting improvements on Fifth Street and Walnut Street beyond the normal Signature Street standard. The Signature Street standard includes two decorative cast aluminum poles with a single fixture installed at each intersection along with one decorative pole at the mid-block location. At this time, the exact improvements have not been determined.

For purposes of this report, costs for system and lighting improvements to each respective area are included in the total cost of the project. These costs are a part of the Street Improvements line item in the project cost summary.



Existing Light Pole



New Black Aluminum Pole with Hanging Basket Attachments

8.B. Adopt Resolution 2021-19, Accept... Packet Page 153 of...
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Sixth Street Bridge Replacement

Sixth Street just between Oak and Ash Street currently has the east creek of Chaska crossing its right of way in a North South pattern. In 1930 a small, very small, concrete slab bridge was constructed to provide access across it. The Sixth Street bridge (L4965) is part of the city of Chaska bridge inspection program and has been inspected yearly. The bridges geometrics no longer meet the existing roadway conditions around the area. The structure has a sufficiency rating of 45.3 which make it eligible for state bridge replacement money. In 2019 the City prepared bridge plans for the replacement of this bridge and placed into the states bridge bonding program. In 2020, money for the bridge bonding program was passed by the MN legislature and the Sixth Street bridge received approval to participate in the program. With the project being approved by the state and eligible for funding, it is proposed to replace the existing bridge in conjunction with this year's 2021 reconstruction project to get the area ready for a future street reconstruction project of Sixth Street.

The new bridge (Bridge #10J52) proposed is a 16 x 8-foot box culvert. The culvert will be aligned to match the existing creek bed as close as possible. A small bend in the southern side will help maintain flows in the area to remain the same as the previous bridge. At the end of the flared end sections, the existing channel will be rip raped for erosion protection. A layout of the proposed improvements is shown on Figure D-5 on the following page.

With the reconstruction of the bridge, it is necessary to relocate the exiting water main that currently crosses the creek. A new 8-inch water main will be lowered and include a casing under the new box culvert and reconnected back into the existing water main along Sixth Street. An empty sanitary sewer casing will also be installed so that in the future when a trunk sanitary sewer line is extended up Oak Street, deeper sewer service for Sixth Street east will be available.

For this year's project it is only being proposed to remove the existing bridge and replace it with a new box culvert together with the necessary utilities as explained above. For the street section however, the roadway is proposed to be temporarily patched back in with black top until the future Sixth Street reconstruction phase is ordered and the new street section can be placed over the new bridge area.



Very Narrow Bridge with Minimal Safety Features



Undermined bridge abutments and cracked/delaminated bridge deck

EAST CHASKA CREEK

303

307

INSTALL CASING FOR FUTURE SANITARY SEWER EXTENSION

INSTALL NEW WATER MAIN AND CASING

FUTURE ROADWAY

BEGIN NEW 16'x8' CONCRETE BOX CULVERT

PATCH BITUMINOUS ASPHALT WITHIN CONSTRUCTION LIMITS

CONSTRUCTION LIMITS

CONSTRUCTION LIMITS

END NEW 16'x8' CONCRETE BOX CULVERT

6TH STREET

OAK STREET

308

FUTURE ROADWAY

LEGEND

GRADING TREE REMOVAL TO BE REVIEWED IN FIELD

TREE REMOVAL

EXISTING TREES TO REMAIN

N

0 20' 40'

6TH STREET BRIDGE REPLACEMENT

CITY OF CHASKA, MN

2021 DOWNTOWN RECONSTRUCTION PROJECT

FIGURE: D-5

Stantec

733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402

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Active: 193804721 - XSAT, 193804688 - XSHO, 193804721 - XSPL, 193804721 - XSTL, 193804721 - XSSI, 193804721 - XSST

Construction Phasing

During a street reconstruction project, it is common to have periods of time that certain residents or businesses are not going to be able to access the street directly in front of their homes or business. No formal phasing plan has been proposed with this report. It is recommended that the City, Engineer, and Contractor work together to develop a construction phasing plan that is mutually beneficial to the City and Contractor that limits disruption to the affected residents and business. The purpose of having a phasing plan in place is to help ensure that the limited access time is minimized to businesses and residents, so that residents and business patrons are able to park vehicles as close as possible to their destinations during these time periods, and that the contractor is not impeded from doing their work as expeditiously as possible.

Special attention will need to be given to the Fifth Street and Walnut Street corridor phasing as several businesses use it for access as do residents. Additionally, project phasing will need to be carefully considered as it relates to water main construction. There is limited water main valving and hydrants in both project areas. The Engineer will work closely with City staff and the Contractor to develop a plan to maintain uninterrupted water service and fire protection for area residents and businesses within both project areas.

Consistent with Chaska Guidelines, working hours on this project are proposed to be Monday through Friday, 7 AM to 7 PM, and Saturday, 9 AM to 5 PM. The exception to this is that the work required to connect to existing utilities on TH-41 will likely need to occur during nighttime hours in order to limit traffic disruption. Extended working hours may be considered as well by City Staff to expedite the work for the Fifth Street between TH-41 and Walnut Street in order to limit disruption to local businesses. All other areas may be completed during normal working hours. Working on Holidays and Sundays is not permitted unless it is necessitated by an emergency situation and the Contractor is given approval by City Staff. Additionally, the City and Contractor would make every possible effort to provide residents with access to their driveway every night from 7 PM to 7 AM and on weekends. It is important to note that there are times when this will not be possible, especially during periods of concrete curb, driveway and sidewalk placement. During construction of these items residents are typically unable drive vehicles over these areas for up to 7 days.

The City will remain in close contact with residents and businesses throughout the project duration with mailings, handouts, and on-site resident meetings. The meetings will primarily consist of an on-site meeting prior to the start of construction to allow impacted residents to meet the City construction personnel, learn more about the upcoming phase of construction and specifically how they will be impacted, and ask questions about the project. Residents will also be given contact information for individuals they can contact as questions or concerns come up during the course of the project.

One of the first things that usually is installed on reconstruction projects is the sanitary sewer because it is the deepest utility that must go in first. Before any work begins on Walnut Street near the intersection of Fourth Street the project will need a qualified inspector to closely monitor all soil being excavated or disturbed in the project site. The area is considered a sensitive area with the close proximity to the burial mounds located in City Square. This monitoring will be required for the first half block as the project moves north away from Fourth Street.

SIXTH STREET BRIDGE CONSTRUCTION PHASING

The Sixth Street bridge replacement is recommended to do the construction project in phases. The first phase as part of the 2021 reconstruction project, is to remove the existing bridge and replace it with a new box culvert. With this first phase, it is recommended to do the only the necessary water and sanitary sewer utility improvements below the culvert. After the box culvert has been place it is recommended to only place a bituminous patch back for a street section and transition the roadway back into the existing pavement that would provide one lane of traffic in each direction. The second phase would widen the roadway to what is represented as the Future Roadway on Figure D-5. This would be part of the future Sixth Street Reconstruction Project at which time the full roadway would be reconstructed and the remaining sanitary sewer, water, storm, and street section can be installed over the bridge and be better coordinated.

For this first phase of the replacement of the Sixth Street Bridge, it can be expected that it will take approximately 12 to 14 weeks from award of the contract for a box culvert to be made and shipped to the project site. With an anticipated project award of June, we anticipate that the work over on Sixth Street will not start until October. The bridge replacement work should be completed by the end of November. Construction in later fall for this type of project is preferred as flows in the creek are typically at their lowest.

Project Schedule

The following project schedule is recommended. The 2021 Street Reconstruction Project is proposed to be constructed in 2021, with the exception of the final wear course paving and boulevard tree planting. The wear course paving and tree planting would be completed in 2022 along with any minor restoration work remaining. It is recommended to begin constructing the project as soon as possible. It is staff's desire at this point to not have construction interfere with River City Days (July 23-25, 2021).

Upon acceptance of the Feasibility Study for the 2021 Street Reconstruction Project, a public hearing will be scheduled to consider approval of the improvement project. A proposed schedule is as follows:

Council Accepts Feasibility Study / Order Public Hearing	April 5,2021
Staff and Engineer Hold Neighborhood Meetings	April 6, 2021
Public Improvement Hearing / Council Authorize Preparation of Construction Documents / Order Assessment Hearing	May 3, 2021
Public Assessment Hearing	June 7,2021
Council Approves Construction Documents / Authorizes Bidding	May 17,2021
Receive Bids	June 18,2021
Award Bid	June 21,2021
Start Construction	July 6, 2021
Start Box Culvert Production	June 28, 2021
Box Culvert Becomes Available	October 2021
Construction Completion	November 30,2021
Final Wear Course Paving	July 2022

Project Costs

The following is a breakdown of estimated costs for various sections of the project proposed for Council consideration:

2021 Street Reconstruction Project Costs

FIFTH STREET AND WALNUT STREET

Street Improvements	$2,277,000
Storm Sewer Improvements	$313,000
Water Main Improvements	$203,000
Water Main Services	$107,000
Sanitary Sewer Improvements	$229,000
Sanitary Sewer Services	$81,000
TOTAL ESTIMATED FIFTH AND WALNUT PROJECT COSTS	**$3,210,000**

SIXTH STREET BRIDGE REPLACEMENT

Bridge 10J52	$352,940
Street Improvements	$255,860
Water Main Improvements	$40,300
Sanitary Sewer Improvements	$15,100
TOTAL ESTIMATED SIXTH STREET BRIDGE PROJECT COSTS	**$664,200**

TOTAL 2021 STREET RECONSTRUCTION PROJECT COSTS	**$3,874,200**

The total project cost is estimated at $3,874,200. MnDOT has allocated $246,275 in Bridge funds for this project. The estimated costs of the work presented in this report have been itemized in Appendix A. The cost estimates include construction, contingencies, design, inspection, and administration. No costs have been added for any acquisitions of right-of-way. The cost estimate is based on a bid date in summer of 2021 and the majority of construction occurring in 2021.

Chaska proposes to finance a portion of the project cost consistent with the City's policy for direct assessment benefiting property owners for a local street. Utility trunk funds will be utilized to cover any utility oversizing costs. State bridge bond money can be utilized for a portion of the Sixth Street bridge replacement. A separate assessment report, prepared by City Staff, will be added as a supplement to this report.

Recommendations and Conclusions

The work outlined in this report is feasible relative to engineering matters and is necessary and cost effective in addressing the utility needs and street reconstruction issues for the 2021 Downtown Street Reconstruction. Project financing will be handled by City Staff in a supplemental report. The following comments and recommendations are presented for consideration:

- It is recommended that the improvements include a Chaska Standard street section that incorporates an urban 7-ton design with drain tile as outlined in this report.
- It is recommended that decisions on streetscape amenities outlined in this report be finalized with staff input so they can be incorporated into the project construction documents.
- It is recommended that all sanitary sewer facilities, water main facilities, and related appurtenances be replaced due to the overall age and service life of the existing utilities.
- It is recommended to replace all the existing residential and commercial sewer and water services as outlined in the report.
- It is recommended to construct the storm sewer facilities shown within this report.
- It is recommended that a separate drain tile that will handle commercial building down spout discharges be installed behind select curb lines within the project.
- It is recommended to continue implementation of the new street light program for the downtown area and coordinate it with the improvements of this project.
- It is recommended that the Sixth Street Bridge be removed and replaced with the proposed 16' x 8' box culvert and use the assistance of the MnDOT Bridge Bond funds.
- It is recommended to begin constructing the project as soon as possible after the project award.
- It is proposed to place specific construction requirements on the construction of the downtown streets to allow for the best access possible for residents and businesses.
- It is recommended that the construction along the first 150 feet of Walnut street be monitored before any disturbance of the existing soil.
- It is recommended to award the project as soon as possible in order to begin the supply process for the Sixth street bridge replacement.
- It is recommended to monitor if River City Days will be held in 2021and adjust the construction schedule accordingly.

The total estimated cost of the recommended improvements is $3,874,200. This is based on a bid date in the summer of 2021 and the majority of construction being completed in 2021.

Appendix A

2021 Reconstruction Project Construction and Project Costs

ENGINEERS ESTIMATE

5TH AND WALNUT ST

2021 DOWNTOWN CHASKA RECONSTRUCTION PROJECT

PROJECT NO. 193805921

CHASKA, MINNESOTA

March, 2021

No.	Item	Units	Qty	EE Unit Price	EE Total Price
	PART 1 - 5th AND WALNUT ST - STREET IMPROVEMENTS				
1	MOBILIZATION	LS	1	$100,000.00	$100,000.00
2	TRAFFIC CONTROL	LS	1	$10,000.00	$10,000.00
3	TEMPORARY PEDESTRIAN ACCESS	LS	1	$5,000.00	$5,000.00
4	TEMPORARY MAILBOX	LS	1	$2,500.00	$2,500.00
5	TEMPORARY CONSTRUCTION ACCESS	EA	3	$1,800.00	$5,400.00
6	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	50	$160.00	$8,000.00
7	CLEAR AND GRUB	TREE	28	$550.00	$15,400.00
8	TREE TRIMMING	HR	5	$300.00	$1,500.00
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	370	$4.50	$1,665.00
10	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	100	$5.50	$550.00
11	REMOVE BITUMINOUS PAVEMENT	SY	6800	$4.00	$27,200.00
12	REMOVE BITUMINOUS DRIVEWAY	SY	200	$6.00	$1,200.00
13	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	40	$12.00	$480.00
14	REMOVE CONCRETE SIDEWALK	SY	1100	$7.00	$7,700.00
15	REMOVE BITUMINOUS SIDEWALK	SY	62	$4.00	$248.00
16	REMOVE CONCRETE CURB	LF	2600	$4.00	$10,400.00
17	REMOVE CONCRETE PLANTER	EA	6	$350.00	$2,100.00
18	REMOVE STORM SEWER PIPE	LF	730	$15.00	$10,950.00
19	REMOVE WATER MAIN	LF	910	$9.00	$8,190.00
20	REMOVE SANITARY SEWER PIPE	LF	1200	$8.00	$9,600.00
21	REMOVE LIGHT POLE	EA	9	$500.00	$4,500.00
22	REMOVE SIGN	EA	5	$60.00	$300.00
23	REMOVE STORM SEWER MANHOLE OR CATCH BASIN	EA	11	$500.00	$5,500.00
24	REMOVE SANITARY SEWER MANHOLE	EA	4	$600.00	$2,400.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
25	REMOVE HYDRANT	EA	2	$450.00	$900.00
26	REMOVE BRICK PAVERS	SF	6900	$1.50	$10,350.00
27	ADJUST VALVE BOX	EA	5	$350.00	$1,750.00
28	ADJUST FRAME AND RING CASTING	EA	4	$500.00	$2,000.00
29	FURNISH AND INSTALL NEW CASTING FOR CURB BOX IN DRIVEWAY	EA	2	$600.00	$1,200.00
30	COMMON EXCAVATION (EV)	CY	7,150	$20.00	$143,000.00
31	SUBGRADE EXCAVATION (EV)	CY	1,400	$21.00	$29,400.00
32	MUCK EXCAVATION (EV)	CY	700	$15.00	$10,500.00
33	ROCK EXCAVATION (LV)	CY	700	$17.00	$11,900.00
34	STOCKPILE ROCK (LV)	CY	500	$18.00	$9,000.00
35	GRANULAR BORROW (CV)	CY	700	$5.00	$3,500.00
36	SELECT GRANULAR BORROW (CV)	CY	4600	$24.00	$110,400.00
37	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	320	$35.00	$11,200.00
38	GEOTEXTILE FABRIC, TYPE V	SY	6700	$2.00	$13,400.00
39	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	2900	$20.00	$58,000.00
40	AGGREGATE BASE, CLASS 5, 100% CRUSHED - WALK	TN	280	$20.00	$5,600.00
41	WATER FOR DUST CONTROL	1000 GAL	30	$50.00	$1,500.00
42	MILL BITUMINOUS PAVEMENT (VARIABLE DEPTH)	SY	120	$10.00	$1,200.00
43	TYPE SP 9.5 WEARING COURSE (2,C)	TN	1700	$82.00	$139,400.00
44	BITUMINOUS PATCHING	SY	20	$75.00	$1,500.00
45	BITUMINOUS DRIVEWAY REPAIR	SF	1700	$6.00	$10,200.00
46	BITUMINOUS WEDGE FOR PLOW PROTECTION	TN	30	$175.00	$5,250.00
47	BITUMINOUS MATERIAL FOR TACK COAT	GAL	270	$4.00	$1,080.00
48	4" PERFORATED POLYETHYLENE PIPE	LF	1875	$8.50	$15,937.50
49	4" PERFORATED PVC DRAIN TILE, SCHEDULE SDR 26	LF	375	$18.00	$6,750.00
50	4" PVC SUMP LINE, SDR 35	LF	130	$25.00	$3,250.00
51	6" PVC SUMP LINE, SDR 35	LF	75	$27.00	$2,025.00
52	8" PVC SUMP LINE, SDR 35	LF	100	$30.00	$3,000.00
53	6" PVC CLEANOUT	EA	5	$500.00	$2,500.00
54	SUMP DRAIN CATCH BASIN	EA	5	$750.00	$3,750.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
55	INSTALL 2" UTILITY CONDUIT	LF	1600	$8.00	$12,800.00
56	POTHOLE EXISTING UTILITY	EA	5	$600.00	$3,000.00
57	4" CONCRETE SIDEWALK	SF	16700	$7.50	$125,250.00
58	B612 MODIFIED PARK BOARD CONCRETE CURB AND GUTTER	LF	3000	$23.00	$69,000.00
59	24" CONCRETE VALLEY GUTTER	LF	530	$30.00	$15,900.00
60	CONCRETE STEPS	EA	4	$900.00	$3,600.00
61	CONCRETE LIGHT POLE BASE	EA	11	$1,300.00	$14,300.00
62	6" CONCRETE DRIVEWAY REPAIR	SF	410	$9.00	$3,690.00
63	CONCRETE PEDESTRIAN CURB RAMP	SF	600	$15.00	$9,000.00
64	CONCRETE EDGER	LF	500	$45.00	$22,500.00
65	CLAY PAVERS OVER CONCRETE WALK	SF	2500	$35.00	$87,500.00
66	CLAY PAVERS OVER CONCRETE DRIVE	SF	270	$45.00	$12,150.00
67	PLAIN CONCRETE CROSSWALK	SF	1050	$16.00	$16,800.00
68	BENCH	EA	2	$1,500.00	$3,000.00
69	WASTE RECEPTACLE	EA	1	$1,500.00	$1,500.00
70	BIKE BALLARD	EA	8	$3,500.00	$28,000.00
71	METAL BOLLARD	EA	12	$3,000.00	$36,000.00
72	BRICK GATEWAY COLUMN - LARGE	EA	2	$5,000.00	$10,000.00
73	BRICK GATEWAY COLUMN - SMALL	EA	6	$5,000.00	$30,000.00
74	METAL RAIL ASSEMBLY	EA	4	$10,000.00	$40,000.00
75	BRICK HERITAGE COLUMN	EA	2	$7,000.00	$14,000.00
76	BRICK SEATWALL	LF	80	$1,000.00	$80,000.00
77	LANDSCAPING BEDS (PLANTS AND SOIL)	SF	1150	$30.00	$34,500.00
78	SHADE TREE	EA	31	$550.00	$17,050.00
79	GFI RECEPTACLE FOR TREES	EA	8	$1,200.00	$9,600.00
80	ELECTRICAL TO LED SEATWALLS	EA	4	$2,000.00	$8,000.00
81	ELECTRICAL TO LED PRIMARY GATEWAY SIGN	EA	2	$1,500.00	$3,000.00
82	LIGHT POLES	EA	9	$2,500.00	$22,500.00
83	TRUNCATED DOME PANEL	SF	310	$55.00	$17,050.00
84	HANDICAPPED PARKING SYMBOL - EPOXY	EA	2	$450.00	$900.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
85	4" SOLID LINE, WHITE EPOXY	LF	2200	$1.00	$2,200.00
86	SIGN PANELS, TYPE C	SF	20	$65.00	$1,300.00
87	PROTECTION OF CATCH BASIN IN STREET (BEFORE CURB)	EA	24	$150.00	$3,600.00
88	PROTECTION OF CATCH BASIN IN STREET (AFTER CURB)	EA	17	$150.00	$2,550.00
89	SODDING, LAWN TYPE	SY	1350	$8.00	$10,800.00
90	WATER FOR TURF ESTABLISHMENT	1000 GAL	5	$80.00	$400.00
91	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	150	$3.00	$450.00
92	ROCK DITCH CHECK	EA	8	$250.00	$2,000.00
93	SEED MIXTURE TYPE 20-151	AC	0.3	$1,800.00	$540.00
94	MULCH MATERIAL, TYPE 1	TN	1	$500.00	$500.00
95	EROSION CONTROL BLANKETS, CATEGORY 1	SY	130	$2.50	$325.00
96	HYDRAULIC SOIL STABILIZER TYPE 6	SY	130	$2.50	$325.00
97	LANDSCAPE RESTORATION	LS	1	$20,000.00	$20,000.00
	TOTAL PART 1 - 5TH AND WALNUT ST - STREET IMPROVEMENTS				**$1,655,805.50**
	10% CONTINGENCY				$165,580.55
	25% LEGAL, ENGINEERING, AND ADMINISTRATION				$455,346.51
	TOTAL				**$2,277,000.00**
	PART 2 - 5TH AND WALNUT ST - STORM SEWER IMPROVEMENTS				
98	15" RCP STORM SEWER, CLASS 5	LF	710	$55.00	$39,050.00
99	18" RCP STORM SEWER, CLASS 5	LF	40	$58.00	$2,320.00
100	21" RCP STORM SEWER, CLASS 3	LF	40	$65.00	$2,600.00
101	30" RCP STORM SEWER, CLASS 3	LF	360	$100.00	$36,000.00
102	36" RCP STORM SEWER, CLASS 3	LF	390	$140.00	$54,600.00
103	2' X 3' CATCH BASIN	EA	10	$2,500.00	$25,000.00
104	4' DIA STORM MANHOLE	EA	6	$3,200.00	$19,200.00
105	5' DIA STORM MANHOLE	EA	3	$5,000.00	$15,000.00
106	6' DIA STORM MANHOLE	EA	5	$6,300.00	$31,500.00
107	CONNECT TO EXISTING STORM STRUCTURE	EA	1	$1,500.00	$1,500.00
108	CONNECT TO EXISTING STORM PIPE	EA	1	$1,000.00	$1,000.00
	TOTAL PART 2 - 5TH AND WALNUT ST - STORM SEWER IMPROVEMENTS				**$227,770.00**

No.	Item	Units	Qty	EE Unit Price	EE Total Price
	10% CONTINGENCY				$22,777.00
	25% LEGAL, ENGINEERING, AND ADMINISTRATION				$62,636.75
	TOTAL				**$313,000.00**
	PART 3 - 5TH AND WALNUT ST - WATER MAIN IMPROVEMENTS				
109	INSTALL HYDRANT	EA	3	$5,000.00	$15,000.00
110	CONNECT TO EXISTING WATER MAIN	EA	4	$3,000.00	$12,000.00
111	INSTALL TEMPORARY HYDRANT	EA	2	$4,600.00	$9,200.00
112	INSTALL TEMPORARY GATE VALVE	EA	3	$2,300.00	$6,900.00
113	6" GATE VALVE AND BOX	EA	4	$2,200.00	$8,800.00
114	8" GATE VALVE AND BOX	EA	5	$2,600.00	$13,000.00
115	6" PVC WATER MAIN, C900	LF	70	$45.00	$3,150.00
116	8" PVC WATER MAIN, C900	LF	1200	$50.00	$60,000.00
117	INSULATION, 4" THICK	SY	200	$42.00	$8,400.00
118	DUCTILE IRON FITTINGS	LB	1200	$8.00	$9,600.00
119	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	600	$3.00	$1,800.00
	TOTAL PART 3 - 5TH AND WALNUT ST - WATER MAIN IMPROVEMENTS				**$147,850.00**
	10% CONTINGENCY				**$14,785.00**
	25% LEGAL, ENGINEERING, AND ADMINISTRATION				**$40,658.75**
	TOTAL				**$203,000.00**
	PART 4 - 5TH AND WALNUT ST - WATER SERVICE IMPROVEMENTS				
120	TEMPORARY WATER MAIN	LS	1	$25,000.00	$25,000.00
121	CONNECT TO EXISTING WATER SERVICE	EA	14	$700.00	$9,800.00
122	PLUMBED SERVICE CONNECTION	EA	2	$1,500.00	$3,000.00
123	1" CURB STOP AND BOX	EA	14	$420.00	$5,880.00
124	1" CORPORATION STOP WITH SERVICE SADDLE	EA	14	$350.00	$4,900.00
125	4" GATE VALVE AND BOX	EA	3	$1,800.00	$5,400.00
126	6" GATE VALVE & BOX	EA	1	$2,300.00	$2,300.00
127	1" TYPE "K" COPPER WATER SERVICE	LF	390	$30.00	$11,700.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
128	1" TYPE "K" COPPER WATER SERVICE - TRENCHLESS INSTALLATION	LF	0	$50.00	$0.00
129	4" PVC WATER SERVICE, C900	LF	90	$35.00	$3,150.00
130	6" PVC WATER SERVICE, C900	LF	80	$45.00	$3,600.00
131	8" PVC WATER SERVICE, C900	LF	65	$50.00	$3,250.00
	TOTAL PART 4 - 5TH AND WALNUT ST - WATER SERVICES				**$77,980.00**
	10% CONTINGENCY				$7,798.00
	25% LEGAL, ENGINEERING, AND ADMINISTRATION				$21,444.50
	TOTAL				**$107,000.00**
	PART 5 - 5TH AND WALNUT ST - SANITARY SEWER IMPROVEMENTS				
132	BYPASS PUMPING	LS	1	$20,000.00	$20,000.00
133	CONNECT TO EXISTING SANITARY SEWER PIPE	EA	3	$3,000.00	$9,000.00
134	CONNECT TO EXISTING SANITARY SEWER MANHOLE	EA	1	$3,000.00	$7,000.00
135	4' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS	EA	3	$7,500.00	$22,500.00
136	4' DIAMETER SANITARY MANHOLE OVERDEPTH	LF	15	$450.00	$6,750.00
137	MANHOLE PROTECTIVE COATING	LF	40	$450.00	$18,000.00
138	8" PVC SANITARY SEWER, SDR 35	LF	360	$65.00	$23,400.00
139	10" PVC SANITARY SEWER, SDR 35	LF	750	$70.00	$52,500.00
140	8" X 4" PVC SEWER WYE	EA	5	$350.00	$1,750.00
141	8" X 6" PVC SEWER WYE	EA	1	$400.00	$400.00
142	10" X 4" PVC SEWER WYE	EA	7	$500.00	$3,500.00
143	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	550	$3.00	$1,650.00
	TOTAL PART 5 - 5TH AND WALNUT ST - SANITARY SEWER IMPROVEMENTS				**$166,450.00**
	10% CONTINGENCY				$16,645.00
	25% LEGAL, ENGINEERING, AND ADMINISTRATION				$45,773.75
	TOTAL				**$229,000.00**
	PART 6 - 5TH AND WALNUT ST - SANITARY SEWER SERVICES				
144	RECONNECT SANITARY SEWER SERVICE	EA	14	$600.00	$8,400.00
145	CLEANOUT	EA	4	$500.00	$2,000.00
146	4" PVC, SCH. 40 SERVICE PIPE	LF	400	$35.00	$14,000.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
147	4" PVC, SCH. 40 RISER PIPE	LF	50	$40.00	$2,000.00
148	4" PVC, SCH. 40 - ROW TO HOUSE	LF	100	$50.00	$5,000.00
149	6" PVC, SCH. 40 SERVICE PIPE	LF	50	$43.00	$2,150.00
150	6" PVC, SCH. 40 RISER PIPE	LF	5	$43.00	$215.00
	TOTAL PART 6 - 5TH AND WALNUT ST - SANITARY SEWER SERVICES				**$59,130.00**
	10% CONTINGENCY				$5,913.00
	25% LEGAL, ENGINEERING, AND ADMINISTRATION				$16,260.75
	TOTAL				**$81,000.00**

TOTAL COSTS - 5TH AND WALNUT ST				
TOTAL ESTIMATED PROJECT COSTS PART 1 - STREET IMPROVEMENTS				$2,277,000.00
TOTAL ESTIMATED PROJECT COSTS PART 2 - STORM SEWER IMPROVEMENTS				$313,000.00
TOTAL ESTIMATED PROJECT COSTS PART 3 - WATER MAIN IMPROVEMENTS				$203,000.00
TOTAL ESTIMATED PROJECT COSTS PART 4 - WATER SERVICES				$107,000.00
TOTAL ESTIMATED PROJECT COSTS PART 5 - SANITARY SEWER IMPROVEMENTS				$229,000.00
TOTAL ESTIMATED PROJECT COSTS PART 6 - SANITARY SEWER SERVICES				$81,000.00
TOTAL ESTIMATED PROJECT COSTS - 5TH AND WALNUT ST				**$3,210,000.00**

ENGINEERS ESTIMATE

6TH STREET BRIDGE REPLACEMENT

2021 DOWNTOWN RECONSTRUCTION PROJECT

PROJECT NO. 193805129

CHASKA, MINNESOTA

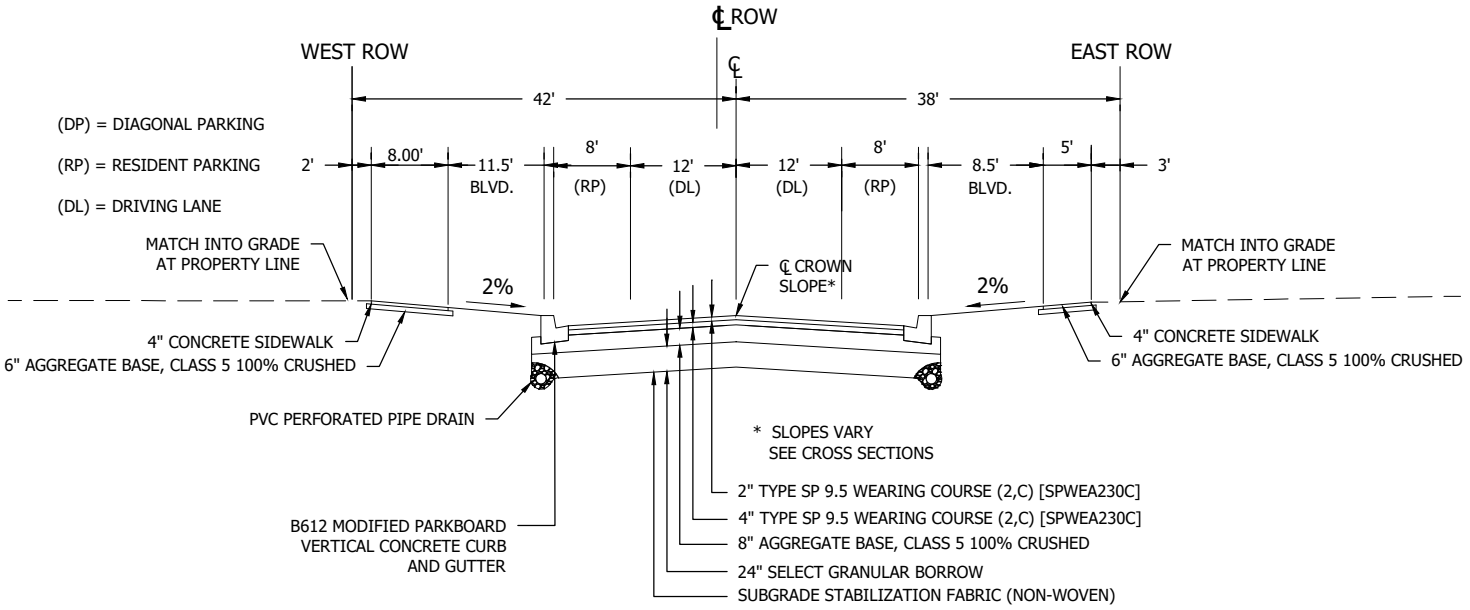
March, 2021

No.	Item	Units	Qty	EE Unit Price	EE Total Price
	PART 1A - BRIDGE REPLACEMENT				
	MOBILIZATION	LS	1	$25,000.00	$25,000.00
	CLEARING	TREE	21	$350.00	$7,350.00
	GRUBBING	TREE	21	$350.00	$7,350.00
	REMOVE BITUMINOUS PAVEMENT	SY	500	$5.00	$2,500.00
	REMOVE WATER MAIN	LF	100	$10.00	$1,000.00
	REMOVE EXISTING BRIDGE	LS	1	$30,000.00	$30,000.00
	SALVAGE DEVORATIVE FENCE	LF	50	$20.00	$1,000.00
	COMMON EXCAVATION	CY	600	$20.00	$12,000.00
	COMMON EMBANKMENT	CY	300	$20.00	$6,000.00
	SELECT GRANULAR BORROW MOD 10% (CV)	CY	1300	$25.00	$32,500.00
	TEMPORARY STREAM DIVERSION SYSTEM	LS	1	$20,000.00	$20,000.00
	CONCRETE PAVEMENT 7.0"	SY	110	$100.00	$11,000.00
	16'X8' PRECAST CONCRETE BOX CULVERT	LF	70	$1,800.00	$126,000.00
	16'X8' PRECAST CONCRETE BOX CULVERT END SECTION	EA	2	$30,000.00	$60,000.00
	COURSE FILTER AGGREGATE BEDDING (CV)	CY	260	$65.00	$16,900.00
	RANDOM RIPRAP CLASS V	CY	300	$150.00	$45,000.00
	GEOTEXTILE FILTER TYPE 4	SY	450	$5.00	$2,250.00
	GEOTEXTILE FABRIC TYPE 5	SY	350	$3.00	$1,050.00
	WIRE FENCE, DESIGN SPECIAL VINYL COATED	LF	110	$155.00	$17,050.00
	STIL FENCE, TYPE MS	LF	275	$3.00	$825.00
	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	30	$35.00	$1,050.00
	SEDIMENT CONTROL LOG	LF	550	$4.00	$2,200.00
	ROCK DITCH CHECK	EA	1	$1,600.00	$1,600.00

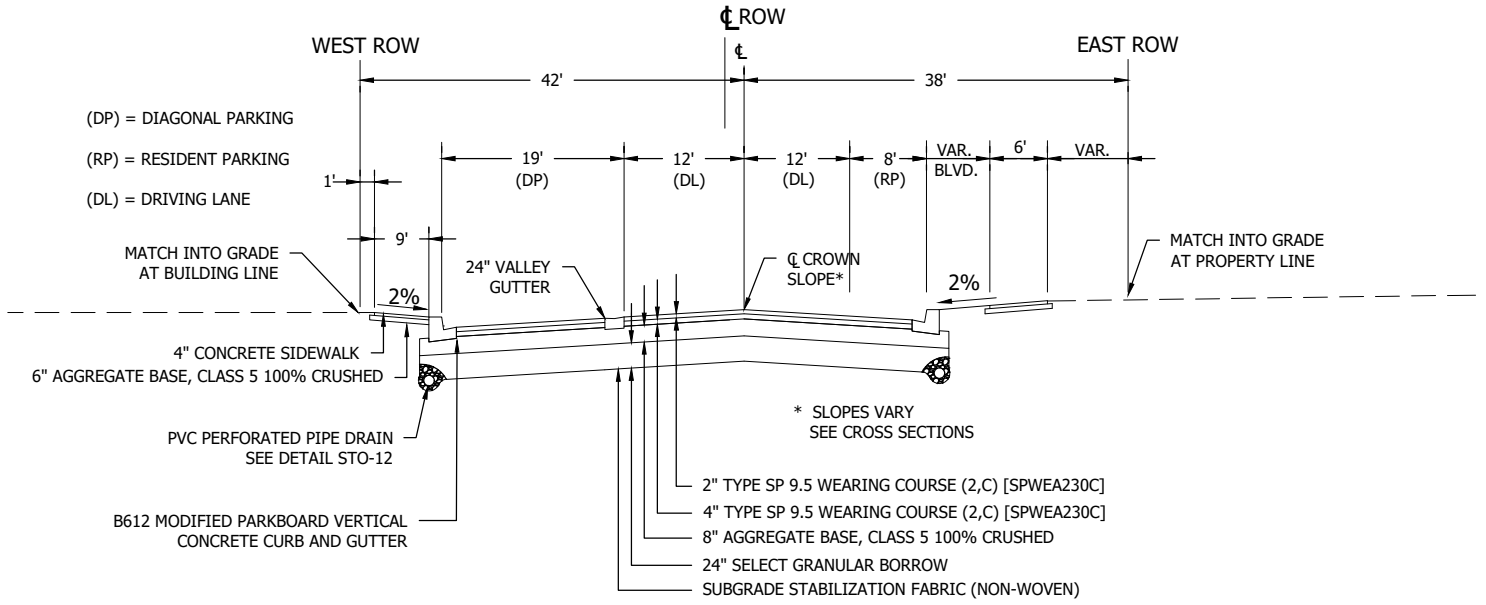
No.	Item	Units	Qty	EE Unit Price	EE Total Price
	RAPID STABILIZATION METHOD 4	SY	220	$3.00	$660.00
	16" STEEL CASING PIPE	LF	100	$220.00	$22,000.00
	AGGREGATE BASE CLASS 5 (ROADWAY PATCHING)	TN	250	$15.00	$3,750.00
	BITUMINOUS PATCH (ROADWAY PATCHING)	TN	125	$70.00	$8,750.00
	8" GATE VALVE AND BOX	EA	2	$2,600.00	$5,200.00
	8" PVC WATER MAIN, C900	LF	100	$50.00	$5,000.00
	DUCTILE IRON FITTINGS	LB	300	$7.00	$2,100.00
	CONNECT TO EXISTING WATER MAIN	EA	2	$3,000.00	$6,000.00
	TOTAL PART 1 - BRIDGE REPLACEMENT				**$483,085.00**
	10% CONTINGENCY				$48,308.50
	25% LEGAL, ENGINEERING, AND ADMINISTRATION				$132,848.38
	TOTAL				**$664,241.88**

Appendix B

2021 Reconstruction Project
Typical Sections of Streets



TYPICAL SECTION
WALNUT STREET (FOURTH TO FIFTH)



TYPICAL SECTION
WALNUT STREET (FIFTH TO CSAH 61)

WALNUT STREET

CITY OF CHASKA, MINNESOTA

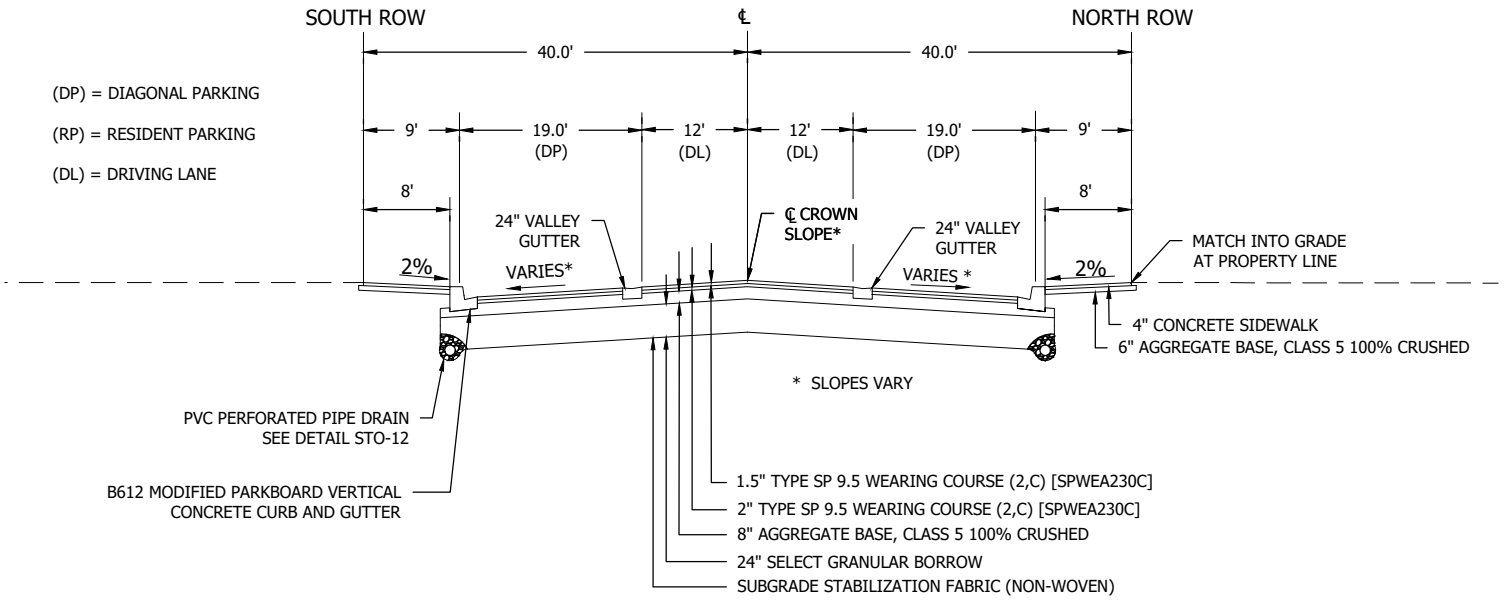
2021 DOWNTOWN RECONSTRUCTION

FIGURE: G-1

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

DATE: 3/27/2021 PROJ. NO.: 193805129

Plot Date: 03/27/2021 - 1:06pm
Drawing no.: V:\1938\active\193805129\CAD\Dwg\Preliminary\193805129 - TypSecFig.dwg
XREF: 193805129-XSPL



TYPICAL SECTION

FIFTH STREET (WALNUT TO CHESTNUT (HWY 41))

FIFTH STREET

CITY OF CHASKA, MINNESOTA

2021 DOWNTOWN RECONSTRUCTION

FIGURE: G-2

DATE: 3/27/2021 PROJ. NO.: 193805129

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

Plot Date: 03/27/2021 - 3:36pm
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XREF: 193805129-XSPL

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **April 5, 2021**

Paid and Unpaid Invoices:
Check #'s 337303-337536 **$1,104,295.79**

Paid Electronic Invoices:
Wire #'s 2704-2733 **$3,582,445.32**

Amount for Approval-Council Meeting:
April 5, 2021 **$4,686,741.11**

Checks

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100002 2ND WIND EXERCISE EQUIPMENT INC									
21-067622		03/01/2021	033021	337324	196.50	04/01/2021	INV	PD	Service on treadmill
CHECK DATE: 03/30/2021									
100006 SCOTT A HUTNICK									
88212		03/31/2021	040121	337529	450.00	04/15/2021	INV	PD	Animal Control March
CHECK DATE: 04/01/2021									
100016 ABM EQUIPMENT & SUPPLY INC									
0166736-IN		03/10/2021	033021	337325	1,240.00	04/10/2021	INV	PD	#703 ELECTRIC OUTRIGGING
CHECK DATE: 03/30/2021									
100030 ACTION BATTERY WHOLESALERS INC									
0056972-IN		03/18/2021	033021	337326	69.82	04/17/2021	INV	PD	BATTERY TERMINAL CAPS
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103825 ACUSHNET COMPANY									
300309338		03/16/2021	033021	337327	-104.00	03/18/2021	CRM	PD	RESALE CREDIT
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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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910449398		03/10/2021	033021	337327	122.66	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449399		03/10/2021	033021	337327	119.72	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449406		03/10/2021	033021	337327	119.72	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449407		03/10/2021	033021	337327	119.72	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449408		03/10/2021	033021	337327	119.72	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449415		03/10/2021	033021	337327	119.72	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449430		03/10/2021	033021	337327	119.72	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449469		03/10/2021	033021	337327	122.66	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449471		03/10/2021	033021	337327	122.66	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449783		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449827		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449839		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449867		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449878		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449879		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449880		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449881		03/11/2021	033021	337327	129.73	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449882		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
910449883		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449899		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910449904		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450510		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450511		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450512		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450513		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450518		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450521		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450532		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450533		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910450600		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459021		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459029		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459037		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459039		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459040		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459068		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
910459127		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459130		03/11/2021	033021	337327	122.66	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459132		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459133		03/11/2021	033021	337327	119.72	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459900		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459901		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459902		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459958		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910459959		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910460025		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910460026		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910460027		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910460104		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467192		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467193		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467197		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467201		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467202		03/12/2021	033021	337327	239.44	04/11/2021	INV	PD	GPS SPONSOR BALLS
CHECK DATE: 03/30/2021									
910467203		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/30/2021									
910467204		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467205		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467206		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467208		03/12/2021	033021	337327	122.66	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467210		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467211		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910467257		03/12/2021	033021	337327	119.72	04/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470369		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	GPS SPONSOR BALLS
CHECK DATE: 03/30/2021									
910470370		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470371		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470372		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470373		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470398		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470399		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470400		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470401		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470429		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470430		03/15/2021	033021	337327	245.32	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
910470431		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470432		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470433		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470434		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470435		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470436		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470437		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470440		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470442		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470814		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470815		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470816		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470906		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470907		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910470928		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910471050		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910482377		03/15/2021	033021	337327	1,990.52	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910482378		03/15/2021	033021	337327	349.64	11/10/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
910483090		03/15/2021	033021	337327	318.32	05/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483105		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483106		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483107		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483108		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483109		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483148		03/15/2021	033021	337327	122.66	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483314		03/15/2021	033021	337327	119.72	04/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483639		03/16/2021	033021	337327	122.66	04/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910483640		03/16/2021	033021	337327	122.66	04/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910484119		03/16/2021	033021	337327	119.72	04/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910484120		03/16/2021	033021	337327	119.72	04/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910484150		03/16/2021	033021	337327	119.72	04/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910495678		03/16/2021	033021	337327	1,081.53	07/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910495921		03/16/2021	033021	337327	40.91	04/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910506148		03/17/2021	033021	337327	1,118.16	04/16/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910506496		03/17/2021	033021	337327	130.80	07/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910506497		03/17/2021	033021	337327	2,532.14	07/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910507016		03/17/2021	033021	337327	122.66	04/16/2021	INV	PD	RESALE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/30/2021									
910507017		03/17/2021	033021	337327	122.66	04/16/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910516678		03/18/2021	033021	337327	40.73	05/17/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910516976		03/18/2021	033021	337327	122.66	04/17/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
910526335		03/19/2021	040621	337480	132.14	11/14/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 04/06/2021									
910526922		03/19/2021	040621	337480	119.72	04/18/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910533242		03/20/2021	040621	337480	122.66	04/19/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910533326		03/20/2021	040621	337480	314.21	04/19/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910534441		03/22/2021	040621	337480	119.72	04/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910534534		03/22/2021	040621	337480	119.72	04/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910534535		03/22/2021	040621	337480	119.72	04/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910543402		03/22/2021	040621	337480	452.15	11/17/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 04/06/2021									
910559154		03/23/2021	040621	337480	67.90	06/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910559155		03/23/2021	040621	337480	130.80	07/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910559156		03/23/2021	040621	337480	710.70	07/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910559503		03/23/2021	040621	337480	48.25	05/22/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910559620		03/23/2021	040621	337480	122.66	04/22/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910573126		03/24/2021	040621	337480	88.72	04/23/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910573781		03/24/2021	040621	337480	611.41	05/23/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
910573849		03/24/2021	040621	337480	119.72	04/23/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910574601		03/25/2021	040621	337480	122.66	04/24/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910585339		03/25/2021	040621	337480	987.19	04/24/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
910585512		03/25/2021	040621	337480	1,673.13	06/23/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
					35,604.63				
106669 ADIDAS AMERICA INC									
6152854002-001		03/01/2021	033021	337328	949.81	04/30/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
6152857995-001		03/02/2021	033021	337328	455.39	05/01/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
6152890691-001		03/06/2021	033021	337328	839.45	05/05/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
6152927951		03/10/2021	033021	337328	2,118.26	05/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
6152947249		03/12/2021	033021	337328	182.44	05/11/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
6152966694		03/15/2021	033021	337328	431.48	05/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
					4,976.83				
100073 AMARIL UNIFORM CO									
IV210012		02/08/2021	033021	337329	741.57	03/19/2021	INV	PD	N. EBERT - FR CLOTHING CI
CHECK DATE: 03/30/2021									
IV211035		03/03/2021	033021	337329	2,014.91	04/03/2021	INV	PD	D. RASER- FR CLOTHING CIT
CHECK DATE: 03/30/2021									
IV211074		03/04/2021	033021	337329	170.07	04/04/2021	INV	PD	J. STORMS- FR CLOTHING CI
CHECK DATE: 03/30/2021									
IV211861		03/22/2021	040621	337481	1,197.76	04/22/2021	INV	PD	J. WORM - FR CLOTHING CIT
CHECK DATE: 04/06/2021									
					4,124.31				
100079 AMERICAN DRY GOODS									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
127191		03/04/2021	033021	337330	389.95	04/04/2021	INV	PD	UNIFORMS-TC, MAINT
CHECK DATE: 03/30/2021									
100089 AMERICAN PRESSURE INC									
119566		03/11/2021	033021	337331	439.45	04/11/2021	INV	PD	PRESSURE WASHER SOAP
CHECK DATE: 03/30/2021									
119670		03/18/2021	033021	337331	439.45	04/18/2021	INV	PD	TRUCK WASH SOAP
CHECK DATE: 03/30/2021									
					878.90				
100119 SHAKOPEE VALLEY FORD									
290105FOW		03/08/2021	033021	337332	370.44	04/08/2021	INV	PD	Squad 1191 Brake parts
CHECK DATE: 03/30/2021									
290352FOW		03/11/2021	033021	337332	880.46	04/11/2021	INV	PD	Squad parts - Stock
CHECK DATE: 03/30/2021									
FOCS556814		01/11/2021	033021	337332	562.97	03/12/2021	INV	PD	SQUAD #1172 WARRANTY/ENGI
CHECK DATE: 03/30/2021									
					1,813.87				
109750 ARRENDONDO, MARGARITO									
10000108		03/15/2021	033021	337333	16.76	04/15/2021	INV	PD	CREDIT BALANCE REFUND-209
CHECK DATE: 03/30/2021									
109756 ARRENDONDO, MARGARITO									
10004299		03/15/2021	033021	337334	50.49	04/15/2021	INV	PD	CREDIT BALANCE REFUND-209
CHECK DATE: 03/30/2021									
100144 ASPEN EQUIPMENT COMPANY									
10227001		03/05/2021	033021	337335	92.33	04/04/2021	INV	PD	SNOW PLOW PARTS
CHECK DATE: 03/30/2021									
100146 ASPEN MILLS INC									
270620		03/11/2021	033021	337336	131.84	04/11/2021	INV	PD	DUTY UNIFORM-SMITH
CHECK DATE: 03/30/2021									
270622		03/11/2021	033021	337336	127.84	04/11/2021	INV	PD	DUTY UNIFORM-SCHRUPP
CHECK DATE: 03/30/2021									
270624		03/11/2021	033021	337336	89.85	04/11/2021	INV	PD	DUTY JACKET-MCCOY
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
270627		03/11/2021	033021	337336	220.68	04/11/2021	INV	PD	DUTY UNIFORM-SCHMIDT
CHECK DATE: 03/30/2021									
					570.21				
100155 AUBURN MANOR									
APR 2021	210002	04/01/2021	040621	337482	200.00	04/15/2021	INV	PD	APR SENIOR CITIZEN DONATI
CHECK DATE: 04/06/2021									
100156 AUDUBON INTERNATIONAL									
16343-2021		02/10/2021	033021	337337	400.00	04/01/2021	INV	PD	MEMBERSHIP RENEWAL-MOERS
CHECK DATE: 03/30/2021									
101930 AXON ENTERPRISE INC									
SI-1724856		03/17/2021	033021	337338	1,538.00	04/16/2021	INV	PD	License fee/maintenance-I
CHECK DATE: 03/30/2021									
103703 BAILIWICK SERVICES LLC									
260408001-2021-1		02/19/2021	033021	337339	1,262.50	04/11/2021	INV	PD	FEB REBATE-BUSINESS COOLI
CHECK DATE: 03/30/2021									
107572 BAKER TILLY VIRCHOW KRAUSE LLP									
BT1770476		03/08/2021	040621	337483	7,057.50	04/08/2021	INV	PD	CCC/Parks Analysis Progre
CHECK DATE: 04/06/2021									
BTMA9198		03/16/2021	033021	337340	22,440.00	04/16/2021	INV	PD	MA FEE FOR 2021A BONDS
CHECK DATE: 03/30/2021									
					29,497.50				
104425 BAKKELUND TREE AND LANDSCAPE SERVICE LLC									
3139		03/04/2021	033021	337341	13,050.00	04/03/2021	INV	PD	EAST LAKE DR TRAIL IMPROV
CHECK DATE: 03/30/2021									
3165		03/23/2021	040621	337484	12,400.00	04/22/2021	INV	PD	EAST LAKE DRIVE TRAIL IMP
CHECK DATE: 04/06/2021									
					25,450.00				
100172 WC ENTERPRISES INC									
P37503716		03/10/2021	033021	337342	29.99	04/10/2021	INV	PD	BATTERY FOR LOCATOR
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100174 BAUER BUILT TIRE AND BATTERY									
180268612		03/03/2021	033021	337343	166.90	04/15/2021	INV	PD	WORKMAN REAR TIRES (PAR 3
CHECK DATE: 03/30/2021									
180268623		03/04/2021	033021	337343	107.80	04/15/2021	INV	PD	WORKMAN FRONT TIRES (PAR
CHECK DATE: 03/30/2021									
180268758		03/15/2021	033021	337343	1,046.00	04/15/2021	INV	PD	#129 STREET BOBCAT TIRES
CHECK DATE: 03/30/2021									
180268795		03/11/2021	033021	337343	2,522.40	04/15/2021	INV	PD	Squad tires Stock
CHECK DATE: 03/30/2021									
180269019		03/19/2021	040621	337485	518.20	04/15/2021	INV	PD	T2 PARK TRAILER REPAIR
CHECK DATE: 04/06/2021									
					4,361.30				
109759 BERENDS, JEFFREY									
10012370-2021		03/02/2021	033021	337344	312.50	04/11/2021	INV	PD	FEB REBATE-ELEC CAR CHARG
CHECK DATE: 03/30/2021						PAYEE: BERENDS, JEFFREY			
100190 BERMUDA SANDS APPAREL LLC									
B0055823		03/10/2021	033021	337345	3,434.60	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
B0055861		03/11/2021	033021	337345	408.98	04/10/2021	INV	PD	TC OUTSIDE STAFF UNIFORMS
CHECK DATE: 03/30/2021									
					3,843.58				
102279 BOLTON & MENK INC									
0265197		03/02/2021	033021	337346	153,919.40	04/02/2021	INV	PD	TH 41 & CSAH 61 IMPROVEME
CHECK DATE: 03/30/2021									
0266316		03/25/2021	040621	337486	99,307.57	04/25/2021	INV	PD	TH 41 & CSAH 61 IMPROVEME
CHECK DATE: 04/06/2021									
					253,226.97				
100214 BORDER STATES INDUSTRIES INC									
921681624		03/10/2021	033021	337347	125.21	04/25/2021	INV	PD	7/16" FANNER GRIP
CHECK DATE: 03/30/2021									
921715089	210028	03/16/2021	033021	337347	231.17	04/25/2021	INV	PD	FUSE INLINE 5AMP FNM
CHECK DATE: 03/30/2021									
921723060	210029	03/17/2021	033021	337347	3,750.15	04/25/2021	INV	PD	ELBW LD BRK, CONNECT PED

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/30/2021									
921731878	210030	03/18/2021	033021	337347	2,650.76	04/25/2021	INV	PD	CONNECT PD 4 COVD 350, AR
CHECK DATE: 03/30/2021									
921757256	210033	03/23/2021	040621	337487	909.29	04/25/2021	INV	PD	(30) INLINE FUSE HOLDER 6
CHECK DATE: 04/06/2021									
921765495	210034	03/24/2021	040621	337487	137.68	04/25/2021	INV	PD	(4) ELBW LOAD BRK #1/0 AL
CHECK DATE: 04/06/2021									
					7,804.26				
107152 BORGMEYER, WILLIAM									
87916		11/18/2020	040621	337488	32.00	04/24/2021	INV	PD	TEST FEE FOR WATER CERT
CHECK DATE: 04/06/2021									
100220 BOYER FORD TRUCKS INC									
40624D		03/18/2021	033021	337348	164.02	04/18/2021	INV	PD	#116 STREET BRACKET
CHECK DATE: 03/30/2021									
100247 BROADWAY AWARDS INC									
48554		03/09/2021	033021	337349	134.15	04/09/2021	INV	PD	Retirement Plaque for #41
CHECK DATE: 03/30/2021									
48583		03/15/2021	033021	337349	144.00	04/15/2021	INV	PD	Human Rights (4 name plat
CHECK DATE: 03/30/2021									
48644		03/30/2021	040621	337489	90.00	04/09/2021	INV	PD	Park & Rec Name Plates-He
CHECK DATE: 04/06/2021									
					368.15				
105843 RICHIE HOLDING INC									
67210808		03/04/2021	033021	337350	806.39	04/03/2021	INV	PD	OAK 19 KITCHEN HOOD CLEAN
CHECK DATE: 03/30/2021									
109761 BROWN, CODI									
2010728.002		02/19/2021	033021	337351	9.00	04/18/2021	INV	PD	RFD-WEIGHT/CARDIO WITHDRA
CHECK DATE: 03/30/2021						PAYEE: BROWN, CODI			
100254 BRYAN ROCK PRODUCTS INC									
46049		02/28/2021	033021	337352	983.86	03/28/2021	INV	PD	W/S STOCKPILE
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
46112		03/15/2021	040621	337490	75.32	04/15/2021	INV	PD	GRAVEL
CHECK DATE: 04/06/2021									
					1,059.18				
100275 CALLAWAY GOLF									
932323256		11/30/2020	033021	337353	-2,565.68	11/30/2020	CRM	PD	DEMO/RENTAL RETURN FOR CR
CHECK DATE: 03/30/2021									
932388744		12/17/2020	033021	337353	-869.40	12/31/2020	CRM	PD	CREDIT-RETURNED CLUBS
CHECK DATE: 03/30/2021									
932398967		12/23/2020	033021	337353	-1,161.90	03/31/2021	CRM	PD	CREDIT-RETURNED CLUBS
CHECK DATE: 03/30/2021									
932661372		02/25/2021	033021	337353	-603.00	06/30/2021	CRM	PD	RETURNED CLUBS
CHECK DATE: 03/30/2021									
932728113		03/09/2021	033021	337353	1,670.40	07/07/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
932728140		03/09/2021	033021	337353	225.00	07/07/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
932740479		03/10/2021	033021	337353	621.90	04/08/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
932764338		03/15/2021	033021	337353	882.96	07/13/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
932768264		03/16/2021	033021	337353	555.30	07/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
932777794		03/17/2021	033021	337353	4,105.70	12/01/2021	INV	PD	DEMO/RENTALS
CHECK DATE: 03/30/2021									
932777795		03/17/2021	033021	337353	450.96	07/15/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
932786719		03/18/2021	033021	337353	835.95	12/01/2021	INV	PD	DEMO/RENTALS
CHECK DATE: 03/30/2021									
932792850		03/19/2021	040621	337491	385.20	07/17/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
932805244		03/22/2021	040621	337491	339.30	07/20/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
932814245		03/23/2021	040621	337491	253.50	05/22/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
932814291		03/23/2021	040621	337491	126.75	05/22/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
932814292		03/23/2021	040621	337491	126.75	05/22/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
932814295		03/23/2021	040621	337491	126.75	05/22/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
932814339		03/23/2021	040621	337491	126.75	05/22/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
932834561		03/25/2021	040621	337491	607.50	07/23/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
					6,240.69				
100293 CARGILL INC									
2906084589		03/12/2021	040621	337492	9,179.98	04/11/2021	INV	PD	CLEARLANE SALT
CHECK DATE: 04/06/2021									
2906097111		03/18/2021	040621	337492	4,771.54	04/17/2021	INV	PD	ROAD SALT
CHECK DATE: 04/06/2021									
					13,951.52				
100323 CDW GOVERNMENT INC									
8957489		03/05/2021	033021	337354	454.80	04/04/2021	INV	PD	IS DESKTOP UPS'S
CHECK DATE: 03/30/2021									
8977786		03/05/2021	033021	337354	182.60	04/04/2021	INV	PD	CCTV SURFACE EQUIPMENT
CHECK DATE: 03/30/2021									
9083658		03/09/2021	033021	337354	899.78	04/08/2021	INV	PD	BELVITCH SURFACE GO & EQU
CHECK DATE: 03/30/2021									
9438762		03/16/2021	040621	337493	173.13	04/15/2021	INV	PD	CCTV MONITOR
CHECK DATE: 04/06/2021									
9474470		03/17/2021	040621	337493	1,478.22	04/16/2021	INV	PD	UPS BATTERY REPLACEMENT
CHECK DATE: 04/06/2021									
					3,188.53				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/FEB21		03/05/2021	031621-2	337303	5,333.71	04/02/2021	INV	PD	FEB 3210 CHASKA BLVD GAS
CHECK DATE: 03/16/2021									
109045922/FEB21		03/08/2021	032521	337463	12,667.30	04/05/2021	INV	PD	FEB 1661 PARK RIDGE DR GA
CHECK DATE: 03/25/2021									
109052076/FEB21		03/08/2021	032521	337463	7,619.75	04/05/2021	INV	PD	FEB 1611 PARK RIDGE DR GA
CHECK DATE: 03/25/2021									
80000146268/FEB21		03/15/2021	032521	337463	7,798.11	04/09/2021	INV	PD	FEB GAS SVC

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/25/2021									
80000167843/FEB21		03/15/2021	032521	337463	4,737.18	04/09/2021	INV	PD	FEB GAS SVC
CHECK DATE: 03/25/2021									
					38,156.05				
100333 CENTERPOINT ENERGY RESOURCES CORP									
80000167793/FEB21		03/15/2021	032521	337464	79.64	04/09/2021	INV	PD	FEB CITY PKS GAS SVC
CHECK DATE: 03/25/2021									
100337 QWEST CORPORATION									
210924034		03/16/2021	032521	337465	12,246.11	04/15/2021	INV	PD	MAR INTERNET SERVICE
CHECK DATE: 03/25/2021									
313196254/MAR21		03/18/2021	032921	337476	607.07	04/12/2021	INV	PD	MAR CITY HALL LOC PHN SVC
CHECK DATE: 03/29/2021									
313249294/MAR21		03/11/2021	031921	337320	54.72	04/06/2021	INV	PD	MAR TC MAINT LOC PHN SVC
CHECK DATE: 03/19/2021									
313408124/MAR21		03/11/2021	031921	337320	130.54	04/06/2021	INV	PD	MAR TC MAINT LOC PHN SVC
CHECK DATE: 03/19/2021									
314238800/MAR21		03/18/2021	032921	337476	75.23	04/12/2021	INV	PD	MAR LOCAL PHN SVC
CHECK DATE: 03/29/2021									
					13,113.67				
100374 CHANHASSEN, CITY OF									
FEBRUARY 2021		03/18/2021	033021	337355	33.65	04/09/2021	INV	PD	FEB HWY 41/82ND ST SIGNAL
CHECK DATE: 03/30/2021									
103458 CITY OF CHASKA-PUBLIC WORKS									
133013001-2021-2		02/19/2021	033021	337356	345.33	04/11/2021	INV	PD	FEB REBATE-BUSINESS LIGHT
CHECK DATE: 03/30/2021									
100416 ROGER CLEVELAND GOLF CO INC									
6201433 CA		12/14/2020	040621	337494	-387.40	03/31/2021	CRM	PD	CREDIT-RETURNED CLUBS
CHECK DATE: 04/06/2021									
6299410 SO		03/15/2021	040621	337494	330.48	07/13/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
6299411 SZ		03/15/2021	040621	337494	190.00	09/11/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 04/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					133.08				
109691 PRO-SHOPKEEPER COMPUTER SOFTWARE COMPANY									
492103120033 CHECK DATE: 04/06/2021		03/12/2021	040621	337495	625.00	04/12/2021	INV	PD	MAR TC SOFTWARE
100428 COBRA GOLF INC									
DC149220 CHECK DATE: 03/30/2021		11/04/2020	033021	337357	-2,076.13	12/04/2020	CRM	PD	CREDIT-RETURNED RESALE CL
G2395771 CHECK DATE: 03/30/2021		03/08/2021	033021	337357	190.44	09/04/2021	INV	PD	DEMO/RENTAL
G2396046 CHECK DATE: 03/30/2021		03/08/2021	033021	337357	1,336.81	04/07/2021	INV	PD	RESALE
G2401446 CHECK DATE: 03/30/2021		03/09/2021	033021	337357	340.23	04/08/2021	INV	PD	RESALE
G2401786 CHECK DATE: 03/30/2021		03/09/2021	033021	337357	116.38	09/05/2021	INV	PD	DEMO/RENTALS
G2405421 CHECK DATE: 03/30/2021		03/11/2021	033021	337357	1,430.36	06/09/2021	INV	PD	RESALE
G2413836 CHECK DATE: 03/30/2021		03/16/2021	033021	337357	851.04	06/14/2021	INV	PD	RESALE
G2414209 CHECK DATE: 04/06/2021		03/22/2021	040621	337496	2,584.61	06/20/2021	INV	PD	RESALE
G2418611 CHECK DATE: 04/06/2021		03/18/2021	040621	337496	190.47	09/14/2021	INV	PD	DEMO/RENTAL
G2420390 CHECK DATE: 04/06/2021		03/19/2021	040621	337496	1,205.29	09/15/2021	INV	PD	DEMO/RENTALS
G2422068 CHECK DATE: 04/06/2021		03/25/2021	040621	337496	667.92	04/24/2021	INV	PD	RESALE
					6,837.42				
100768 CODE 4 SERVICES INC									
6167 CHECK DATE: 03/30/2021		03/09/2021	033021	337358	607.50	04/08/2021	INV	PD	Squad 1172 tear down labo
6193 CHECK DATE: 03/30/2021		03/17/2021	033021	337358	1,124.05	04/16/2021	INV	PD	Squad 1214 set up

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,731.55				
109753 COLHAPP, BARBARA									
10012243		03/15/2021	033021	337359	30.42	04/15/2021	INV	PD	CREDIT BALANCE REFUND-127
CHECK DATE: 03/30/2021									
100436 COMCAST CORPORATION									
0033141Mar21CCC		02/25/2021	031621-2	337304	42.00	03/22/2021	INV	PD	CCC Cable
CHECK DATE: 03/16/2021									
0036243/MAR21-TC		03/07/2021	031921	337321	160.98	04/01/2021	INV	PD	CLUBHOUSE CABLE-OAK 19
CHECK DATE: 03/19/2021									
0055482/MAR21		03/12/2021	032521	337466	6.75	04/06/2021	INV	PD	MAR CABLE-FD
CHECK DATE: 03/25/2021									
0318609Mar21Fitness		02/23/2021	031621-2	337304	300.60	03/20/2021	INV	PD	CCC fitness cable
CHECK DATE: 03/16/2021									
					510.33				
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
305952		02/28/2021	033021	337360	7,757.25	03/30/2021	INV	PD	GOVERNMENT CLOUD EMAIL MI
CHECK DATE: 03/30/2021									
306402		03/15/2021	040621	337497	7,574.40	04/15/2021	INV	PD	OFFICE 365 LICENSE-MAR
CHECK DATE: 04/06/2021									
					15,331.65				
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV138736		03/02/2021	033021	337361	95.91	03/12/2021	INV	PD	HP/HP Color M452DW
CHECK DATE: 03/30/2021									
INV138737		03/02/2021	033021	337361	223.73	03/12/2021	INV	PD	HP M404DN/HP M479FDW
CHECK DATE: 03/30/2021									
INV139214		03/08/2021	033021	337362	271.17	04/08/2021	INV	PD	MAR COPIER CONTRACT
CHECK DATE: 03/30/2021									
INV139260		03/08/2021	033021	337361	5.93	04/07/2021	INV	PD	FEB FINANCE/ADMIN PRINTER
CHECK DATE: 03/30/2021									
INV141349		03/16/2021	033021	337361	30.94	03/26/2021	INV	PD	HP M425DN
CHECK DATE: 03/30/2021									
					627.68				
106301 CORE AND MAIN LP									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
N775482	210032	03/11/2021	040621	337498	6,143.70	04/11/2021	INV	PD	WATER STOCK HYDRANT NOZZL
CHECK DATE: 04/06/2021									
N815335	210024	03/03/2021	033021	337363	962.40	04/03/2021	INV	PD	WATER STOCK 6IN ROMAC ALP
CHECK DATE: 03/30/2021									
N892789		03/22/2021	040621	337498	96.25	04/22/2021	INV	PD	NON-STOCK RUBBER GASKETS
CHECK DATE: 04/06/2021									
					7,202.35				
100475 CRYSTEEL TRUCK EQUIPMENT INC									
LP202731		03/05/2021	033021	337364	518.20	04/05/2021	INV	PD	#116 BOX HOIST LIFT CYLIN
CHECK DATE: 03/30/2021									
100479 CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5 FEB21		02/28/2021	031621-2	337305	14.27	03/20/2021	INV	PD	COOLER RENT-TC MAINT
CHECK DATE: 03/16/2021									
109732 DANIEL, JOHN									
2010778.002		03/11/2021	033021	337365	27.43	04/11/2021	INV	PD	RFD MEMBERSHIP-JAN
CHECK DATE: 03/30/2021									
2010779.002		03/11/2021	033021	337365	54.85	04/11/2021	INV	PD	RFD MEMBERSHIP-FEB
CHECK DATE: 03/30/2021									
2010780.002		03/11/2021	033021	337365	54.85	04/11/2021	INV	PD	RFD MEMBERSHIP-MAR
CHECK DATE: 03/30/2021									
					137.13				
100520 DEM CON COMPANIES LLC									
6977		02/28/2021	033021	337366	3,090.72	03/28/2021	INV	PD	DEMO OF PAR 30 CLUBHOUSE
CHECK DATE: 03/30/2021									
107812 SCOTT CONGDON									
4833		03/16/2021	033021	337367	75.00	04/16/2021	INV	PD	HRC BUSINESS CARDS-SANDIS
CHECK DATE: 03/30/2021									
100537 DITCH WITCH OF MN									
P49767		03/18/2021	033021	337368	90.12	04/18/2021	INV	PD	#714 TEETH FOR TRENCHER
CHECK DATE: 03/30/2021									
100549 DORSEY AND WHITNEY LLP									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3647892		03/09/2021	033021	337369	1,485.00	04/09/2021	INV	PD	CITY SQUARE WEST LEGAL -F
CHECK DATE: 03/30/2021									
3649326		03/15/2021	033021	337369	2,772.00	04/15/2021	INV	PD	TIF DIST #24 OPPIDAN-FEB
CHECK DATE: 03/30/2021									
					4,257.00				
105629 DICKS SANITATION SERVICE INC									
DT0003697909		12/31/2020	031921	337322	1,231.13	03/12/2021	INV	PD	MSB-DEC
CHECK DATE: 03/19/2021									
DT0003697910		12/31/2020	031921	337322	178.32	03/12/2021	INV	PD	FIRE STATION-DEC
CHECK DATE: 03/19/2021									
DT0003697911		12/31/2020	031921	337322	488.21	03/12/2021	INV	PD	CITY HALL-DEC
CHECK DATE: 03/19/2021									
DT0003697912		12/31/2020	031921	337322	144.73	03/12/2021	INV	PD	VETERAN'S PARK-DEC
CHECK DATE: 03/19/2021									
DT0003803701		01/31/2021	031921	337322	696.16	03/12/2021	INV	PD	MSB-JAN
CHECK DATE: 03/19/2021									
DT0003803702		01/31/2021	031921	337322	178.32	03/12/2021	INV	PD	FIRE STATION-JAN
CHECK DATE: 03/19/2021									
DT0003803703		01/31/2021	031921	337322	488.21	03/12/2021	INV	PD	CITY HALL-JAN
CHECK DATE: 03/19/2021									
DT0003803704		01/31/2021	031921	337322	144.73	03/12/2021	INV	PD	VETERAN'S PARK-JAN
CHECK DATE: 03/19/2021									
DT0003859390		02/28/2021	031921	337322	737.51	03/28/2021	INV	PD	MSB-FEB
CHECK DATE: 03/19/2021									
DT0003859391		02/28/2021	031921	337322	178.32	03/28/2021	INV	PD	FIRE STATION-FEB
CHECK DATE: 03/19/2021									
DT0003859392		02/28/2021	031921	337322	488.21	03/28/2021	INV	PD	CITY HALL-FEB
CHECK DATE: 03/19/2021									
DT0003859393		02/28/2021	031921	337322	144.73	03/28/2021	INV	PD	VETERAN'S PARK-FEB
CHECK DATE: 03/19/2021									
					5,098.58				
109752 DUNN, VIRGINIA									
10006606		03/15/2021	033021	337370	26.94	04/15/2021	INV	PD	CREDIT BALANCE REFUND-407
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100567 DVS RENEWAL									
C169002 CHECK DATE: 03/25/2021		01/07/2021	032521	337467	28.50	01/26/2021	INV	PD	Registration Squads - 117
C169003 CHECK DATE: 04/06/2021		03/30/2021	040621	337499	14.25	04/06/2021	INV	PD	Registration Squad 1098
					42.75				
103874 EARTH NETWORKS INC									
WBB0043953 CHECK DATE: 03/30/2021		02/28/2021	033021	337371	1,750.00	03/30/2021	INV	PD	WEATHER SERVICE SUBSCRIPT
109763 EBERT, NATHAN									
87913 CHECK DATE: 04/06/2021		03/02/2021	040621	337500	114.00	04/24/2021	INV	PD	HEALTH CHECKUP FOR DOT LI
109757 BRADLEY ELVESTAD									
87588 CHECK DATE: 03/30/2021		03/12/2021	033021	337372	2,000.00	04/12/2021	INV	PD	APPRAISAL FOR LIBRARY SIT
100602 EMERGENCY APPARATUS MAINTENANCE INC									
116058 CHECK DATE: 03/30/2021		03/03/2021	033021	337373	1,510.40	04/03/2021	INV	PD	#328 DECK GUN CONTROLLER
116312 CHECK DATE: 03/30/2021		02/23/2021	033021	337373	154.64	03/23/2021	INV	PD	#327 TANKER TRUCK PART
116336 CHECK DATE: 03/30/2021		02/23/2021	033021	337373	404.33	03/23/2021	INV	PD	#328 LADDER TRUCK REPAIR
116519 CHECK DATE: 03/30/2021		03/11/2021	033021	337373	1,124.77	04/11/2021	INV	PD	#326 VALVES IN BASKET
					3,194.14				
107451 ENERGAGE LLC									
INVZ00009038 CHECK DATE: 03/30/2021		03/08/2021	033021	337374	6,978.13	04/07/2021	INV	PD	EMPLOYEE TOP WORKPLACES S
104594 ESP INC									
011917 CHECK DATE: 04/06/2021		01/04/2021	040621	337501	1,680.00	03/31/2021	INV	PD	Annual PSSA Contract 2021

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
011990		02/15/2021	033021	337375	100.00	03/15/2021	INV	PD	Batteries for Fire Alarm
CHECK DATE: 03/30/2021									
					1,780.00				
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
164740616		03/22/2021	040121	337530	684.98	04/22/2021	INV	PD	APR EMP INS PREM-VISION
CHECK DATE: 04/01/2021									
100649 FEDERAL EXPRESS CORPORATION									
7-294-31977		03/03/2021	031821	337317	119.27	03/18/2021	INV	PD	WATER SHIPPING
CHECK DATE: 03/18/2021									
7-308-99991		03/17/2021	032521	337468	32.73	04/01/2021	INV	PD	ELECTRIC SHIPPING
CHECK DATE: 03/25/2021									
					152.00				
100655 FERRELLGAS 7780961									
1115081638		03/10/2021	040621	337502	110.17	04/10/2021	INV	PD	PROPANE FORKLIFT
CHECK DATE: 04/06/2021									
109741 FLAHN, EDWARD									
10012848		03/15/2021	033021	337376	53.44	04/15/2021	INV	PD	METER DEPOSIT REFUND-133
CHECK DATE: 03/30/2021									
109742 FRITZ, DARRELL									
33597		03/15/2021	033021	337377	256.25	04/15/2021	INV	PD	METER DEPOSIT REFUND-1212
CHECK DATE: 03/30/2021									
109121 GARY FISCHLER AND ASSOCIATES									
3444092		03/16/2021	040621	337503	650.00	04/09/2021	INV	PD	Pre employment - Sgt prom
CHECK DATE: 04/06/2021									
100707 GEAR FOR SPORTS									
41808643		03/08/2021	033021	337378	747.86	05/31/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
102254 GOLDEN VALLEY SUPPLY CO									
0386174-IN		03/12/2021	033021	337379	270.72	04/12/2021	INV	PD	Ceiling TIles
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100759 GRAINGER									
9847592376		03/24/2021	040621	337504	87.80	04/23/2021	INV	PD	Grease Gun, Electrical Ta
CHECK DATE: 04/06/2021									
100758 GRAYBAR ELECTRIC COMPANY INC									
9320524723		03/16/2021	033021	337380	198.00	04/16/2021	INV	PD	KEYS FOR RING LOCK
CHECK DATE: 03/30/2021									
100785 HACH COMPANY									
12376962		03/22/2021	040621	337505	603.60	04/22/2021	INV	PD	WTP CHEMICALS
CHECK DATE: 04/06/2021									
109731 HAUS OF GREY LLC									
423108		03/11/2021	033021	337381	1,040.00	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
100810 HAWKINS INC									
4900558		03/19/2021	033021	337382	3,446.25	05/03/2021	INV	PD	WTP CHEMICALS
CHECK DATE: 03/30/2021									
100821 HEALTHPARTNERS INC									
103545573		03/09/2021	031621-2	337306	6,403.01	04/09/2021	INV	PD	APR EMP INS PREM-DENTAL
CHECK DATE: 03/16/2021									
107645 HENNING PROFESSIONAL SERVICES INC									
111-1		03/08/2021	033021	337383	451.70	04/08/2021	INV	PD	6TH ST BRIDGE-2021 DT REC
CHECK DATE: 03/30/2021									
100848 HIGH TECH CLEANING INC									
16491		03/01/2021	033021	337384	3,092.25	04/01/2021	INV	PD	CITY HALL
CHECK DATE: 03/30/2021									
16492		03/01/2021	033021	337384	485.16	04/01/2021	INV	PD	COMMUNITY ROOM - CLOVER R
CHECK DATE: 03/30/2021									
16493		03/01/2021	033021	337384	1,495.91	04/01/2021	INV	PD	FIRE STATION
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
16494		03/01/2021	033021	337384	1,140.83	04/01/2021	INV	PD	HISTORY CENTER
CHECK DATE: 03/30/2021									
16495		03/01/2021	033021	337384	202.15	04/01/2021	INV	PD	IT DEPARTMENT
CHECK DATE: 03/30/2021									
16496		03/01/2021	033021	337384	1,971.55	04/01/2021	INV	PD	MSB
CHECK DATE: 03/30/2021									
16497		03/01/2021	033021	337384	161.72	04/01/2021	INV	PD	STANTEC BUILDING
CHECK DATE: 03/30/2021									
16498		03/01/2021	033021	337384	625.00	04/01/2021	INV	PD	WTP
CHECK DATE: 03/30/2021									
16556		03/02/2021	033021	337384	115.94	04/02/2021	INV	PD	HAND SANITIZER AND DISPEN
CHECK DATE: 03/30/2021									
					9,290.51				
100859 HOISINGTON KOEGLER GROUP INC									
020-058-2		03/14/2021	033021	337385	3,822.50	04/14/2021	INV	PD	2021 DT STS-5TH & WALNUT
CHECK DATE: 03/30/2021									
109396 HOVE, GREGG									
2010696.002		02/02/2021	033021	337386	30.32	04/19/2021	INV	PD	TRANSFER FAMILY TO AOA ME
CHECK DATE: 03/30/2021						PAYEE: HOVE, GREGG			
100879 PRAIRIE TECHNOLOGIES INC OF MN									
210122		03/15/2021	040621	337506	1,627.56	04/15/2021	INV	PD	RECONFIG & MERGE CITY BUI
CHECK DATE: 04/06/2021									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2021/0312-ICMA		03/12/2021	031621-2	337307	5,272.10	03/12/2021	INV	PD	031221 Payroll 457 & Roth
CHECK DATE: 03/16/2021									
2021/0326-ICMA		03/26/2021	032921	337477	4,973.90	03/26/2021	INV	PD	032621 Payroll 457 & Roth
CHECK DATE: 03/29/2021									
					10,246.00				
107970 PATRICK HAWKINS									
9987		03/18/2021	033021	337387	12,824.42	04/17/2021	INV	PD	NEW CUTTING EDGES FOR (2)
CHECK DATE: 03/30/2021									
109745 JACKSON, BRENNAN									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
31490		03/15/2021	033021	337388	107.96	04/15/2021	INV	PD	METER DEPOSIT REFUND-220
CHECK DATE: 03/30/2021									
100943 JEFFERSON FIRE & SAFETY INC									
IN127342		03/09/2021	033021	337389	60.50	04/08/2021	INV	PD	SHIELD FOR FF HELMET
CHECK DATE: 03/30/2021									
IN127485		03/11/2021	033021	337389	673.96	04/10/2021	INV	PD	HOSES FOR FIRE TRUCK
CHECK DATE: 03/30/2021									
IN127698		03/18/2021	033021	337389	301.00	04/17/2021	INV	PD	FRONT FOR FF HELMET
CHECK DATE: 03/30/2021									
					1,035.46				
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
22158409		03/01/2021	033021	337390	946.11	03/30/2021	INV	PD	WTP MONITORING 04/01/2021
CHECK DATE: 03/30/2021									
87562001		03/02/2021	033021	337390	582.00	04/02/2021	INV	PD	Replaced Strobe Horn in U
CHECK DATE: 03/30/2021									
					1,528.11				
108948 AUDRANN INC									
1303001		03/03/2021	033021	337391	273.88	04/17/2021	INV	PD	RINK #2 ROOFTOP UNIT PART
CHECK DATE: 03/30/2021									
1303096		03/03/2021	033021	337391	16.35	04/17/2021	INV	PD	RINK #2 ROOFTOP HVAC REPA
CHECK DATE: 03/30/2021									
1303333		03/08/2021	033021	337391	189.60	04/22/2021	INV	PD	PRESSURE SWITCH FOR CCC B
CHECK DATE: 03/30/2021									
					479.83				
100992 KEYS WELL DRILLING COMPANY									
WELL 6		03/26/2021	040621	337507	37,406.25	04/26/2021	INV	PD	WELL 6 REHAB
CHECK DATE: 04/06/2021									
107428 KIVA MANAGEMENT LLC									
00104083-4/21	210003	04/01/2021	040121	337531	365.17	04/15/2021	INV	PD	APR COMMUNITY ROOM DUES
CHECK DATE: 04/01/2021									
108116 DARCI JO KRUSE									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
001		03/16/2021	033021	337392	125.00	04/16/2021	INV	PD	WELLNESS KICK-OFF PRESENT
CHECK DATE: 03/30/2021									
101022 KUSSKE CONSTRUCTION CO LLC									
52492000-9/FINAL		03/11/2021	040621	337508	138,836.52	04/11/2021	INV	PD	2019 DT ST RECONSTRUCTION
CHECK DATE: 04/06/2021									
102881 LANO EQUIPMENT INC									
03-817141		03/10/2021	033021	337393	479.75	04/10/2021	INV	PD	TRAIL GROOMER PART
CHECK DATE: 03/30/2021									
101043 LANO EQUIPMENT INC									
01-816012		03/03/2021	033021	337394	112.98	04/03/2021	INV	PD	WEED WHIP STRING
CHECK DATE: 03/30/2021									
01-817049		03/10/2021	033021	337394	110.00	04/10/2021	INV	PD	CHAIN SAW PARTS
CHECK DATE: 03/30/2021									
01-817684		03/15/2021	033021	337394	58.64	04/15/2021	INV	PD	#129 BOBCAT WHEEL STUDS A
CHECK DATE: 03/30/2021									
01-818276		03/17/2021	040621	337509	41.30	04/17/2021	INV	PD	CHAIN SAW PARTS
CHECK DATE: 04/06/2021									
					322.92				
109746 LARSON, DYLAN									
344591		03/15/2021	033021	337395	72.06	04/15/2021	INV	PD	METER DEPOSIT REFUND-1120
CHECK DATE: 03/30/2021									
101050 LAW ENFORCEMENT LABOR SERVICES INC									
March 2021		03/12/2021	031621-2	337308	1,524.00	03/12/2021	INV	PD	March 2021 Police Union D
CHECK DATE: 03/16/2021									
109754 LIND, RYAN									
33793		03/15/2021	033021	337396	138.58	04/15/2021	INV	PD	CREDIT BALANCE REFUND-345
CHECK DATE: 03/30/2021									
109764 LITTLE ROOS MN LLC									
87967		03/24/2021	040621	337510	531.50	04/24/2021	INV	PD	SIGN GRANT PROGRAM REIMBU
CHECK DATE: 04/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101097 LOCATORS & SUPPLIES INC									
0290442-IN CHECK DATE: 03/30/2021		03/09/2021	033021	337397	80.21	04/09/2021	INV	PD	MARKING WAND
109760 LOWREY, SARAH									
111621308 CHECK DATE: 03/30/2021		03/17/2021	033021	337398	127.42	04/17/2021	INV	PD	REFUND OVERPAYMENT PAYEE: LOWREY, SARAH
109762 LOYD, JONATHAN									
2010729.002 CHECK DATE: 03/30/2021		02/19/2021	033021	337399	9.00	04/18/2021	INV	PD	RFD-WEIGHT/CARDIO WITHDRA PAYEE: LOYD, JONATHAN
105139 LUBE TECH AND PARTNERS LLC									
2562706 CHECK DATE: 03/30/2021		03/08/2021	033021	337400	1,310.19	04/07/2021	INV	PD	BULK OIL DELIVERY
2567985 CHECK DATE: 03/30/2021		03/15/2021	033021	337400	165.00	04/14/2021	INV	PD	USED ANTIFREEZE PICKUP (R
					1,475.19				
109765 LUCID SOFTWARE INC									
7822568 CHECK DATE: 04/06/2021		03/17/2021	040621	337511	6,000.00	04/17/2021	INV	PD	Software Program for broc
101124 MACQUEEN EQUIPMENT									
P33211 CHECK DATE: 03/30/2021		03/10/2021	033021	337401	152.02	04/10/2021	INV	PD	#921 JETTER VAVLES
103449 MADDEN GALANTER HANSEN LLP									
87882 CHECK DATE: 03/30/2021		03/15/2021	033021	337402	810.00	04/15/2021	INV	PD	FEB LEGAL SERVICES
106904 MCMASTER-CARR SUPPLY COMPANY									
54617636 CHECK DATE: 03/30/2021		03/10/2021	033021	337403	148.77	04/10/2021	INV	PD	BOLTS FOR PEDESTALS
109744 MEANS, CHARLOTTE									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
34542		03/15/2021	033021	337404	73.07	04/15/2021	INV	PD	METER DEPOSIT REFUND-110
CHECK DATE: 03/30/2021									
101168 MELCHERT HUBERT SJODIN PLLP									
155405		03/04/2021	033021	337405	1,979.60	04/04/2021	INV	PD	GENERAL FUND
CHECK DATE: 03/30/2021									
155556		03/10/2021	033021	337405	432.00	04/04/2021	INV	PD	COUNCIL MTGS 1/4, 1/25, 2
CHECK DATE: 03/30/2021									
155557		03/10/2021	033021	337405	144.20	04/10/2021	INV	PD	NE COLLECTOR ASSESSMENT
CHECK DATE: 03/30/2021									
155558		03/10/2021	033021	337405	970.20	04/10/2021	INV	PD	CSAH 44 & HWY 212 PARCEL
CHECK DATE: 03/30/2021									
155559		03/10/2021	033021	337405	2,814.80	04/10/2021	INV	PD	CREEK WAY & CHASKA CREEK
CHECK DATE: 03/30/2021									
155560		03/10/2021	033021	337405	431.20	04/10/2021	INV	PD	POPPLER/SCHALOW PROPERTY
CHECK DATE: 03/30/2021									
155561		03/10/2021	033021	337405	254.80	04/10/2021	INV	PD	MRS BREAKER LEASE
CHECK DATE: 03/30/2021									
155562		03/10/2021	033021	337405	607.60	04/10/2021	INV	PD	2019 CABLE & UTILITY FRAN
CHECK DATE: 03/30/2021									
155563		03/10/2021	033021	337405	298.70	04/10/2021	INV	PD	LAKE BAVARIA ASSESSMENT A
CHECK DATE: 03/30/2021									
155564		03/10/2021	033021	337405	264.60	04/10/2021	INV	PD	HAZELTINE SHORES-PAR 30
CHECK DATE: 03/30/2021									
155565		03/10/2021	033021	337405	49.60	04/10/2021	INV	PD	DEL WEBB-HAMMERS PROPERTY
CHECK DATE: 03/30/2021									
155566		03/10/2021	033021	337405	173.60	04/10/2021	INV	PD	HWY 41 DT REDEVELOPMENT
CHECK DATE: 03/30/2021									
155567		03/10/2021	033021	337405	74.40	04/10/2021	INV	PD	CORTINA WOODS PRESERVATIO
CHECK DATE: 03/30/2021									
155568		03/10/2021	033021	337405	39.20	04/10/2021	INV	PD	401 PINE ST ACQUISITION
CHECK DATE: 03/30/2021									
155569		03/10/2021	033021	337405	205.80	04/10/2021	INV	PD	DANIEL KRUSE CONST EASEME
CHECK DATE: 03/30/2021									
155570		03/10/2021	033021	337405	1,589.30	04/10/2021	INV	PD	2021 MISC LEGAL
CHECK DATE: 03/30/2021									
155571		03/10/2021	033021	337405	225.40	04/10/2021	INV	PD	ERNST HOUSE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/30/2021									
155572		03/10/2021	033021	337405	117.60	04/10/2021	INV	PD	WAGNER WOODS
CHECK DATE: 03/30/2021									
155573		03/10/2021	033021	337405	49.60	04/10/2021	INV	PD	UNITED PROPERTIES-COSTCO-
CHECK DATE: 03/30/2021									
					10,722.20				
101176 METRO ALARM CONTRACTORS INC									
74760		03/12/2021	033021	337406	404.95	04/12/2021	INV	PD	INDUSTRIAL PK WATER TOWER
CHECK DATE: 03/30/2021									
101187 METRO SALES INC									
INV1771846		03/04/2021	033021	337407	1,183.88	04/03/2021	INV	PD	QTRLY RICOH CONTRACT
CHECK DATE: 03/30/2021									
INV1772512		03/05/2021	033021	337407	197.00	04/04/2021	INV	PD	Contract Invoice
CHECK DATE: 03/30/2021									
INV1774517		03/09/2021	033021	337407	85.51	04/08/2021	INV	PD	Ricoh/MP C3003 color
CHECK DATE: 03/30/2021									
INV1779893		03/17/2021	040621	337512	136.00	04/16/2021	INV	PD	Ricoh/MP C3003 color
CHECK DATE: 04/06/2021									
					1,602.39				
101188 MEYER LABORATORY INC									
0776322-IN		03/11/2021	033021	337408	355.92	04/11/2021	INV	PD	WASP SPRAY
CHECK DATE: 03/30/2021									
105998 MILBANK WINWATER WORKS									
170367 01	210031	03/11/2021	033021	337409	83,562.80	04/10/2021	INV	PD	WATER STOCK MI NODES, WAL
CHECK DATE: 03/30/2021									
109749 MILLER, STEPHEN									
35454		03/15/2021	033021	337410	36.17	04/15/2021	INV	PD	METER DEPOSIT REFUND-110
CHECK DATE: 03/30/2021									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0312210014172152		03/12/2021	031621-2	337310	195.66	03/12/2021	INV	PD	031221 Payroll Child Supp
CHECK DATE: 03/16/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
PR031221001510208001		03/12/2021	031621-2	337309	179.04	03/12/2021	INV	PD	031221 Payroll Child Supp
CHECK DATE: 03/16/2021									
PR0326210014172152		03/26/2021	032921	337479	195.66	03/26/2021	INV	PD	032621 Payroll Child Supp
CHECK DATE: 03/29/2021									
PR032621001510208001		03/26/2021	032921	337478	179.04	03/26/2021	INV	PD	032621 Payroll Child Supp
CHECK DATE: 03/29/2021									
					749.40				
101229 MINNESOTA DEPT OF EMPLOYMENT									
14	210001	04/01/2021	040121	337532	2,433.64	04/15/2021	INV	PD	FORMACOAT LLC LOAN REPAYM
CHECK DATE: 04/01/2021									
101337 MINNESOTA DEPARTMENT OF HEALTH									
1100002 1st Qtr 2021		02/02/2021	040621	337513	17,505.72	04/30/2021	INV	PD	Water Supply Svc Connecti
CHECK DATE: 04/06/2021									
87689		03/05/2021	033021	337411	23.00	04/05/2021	INV	PD	W. BORGMEYER WATER SUPPLY
CHECK DATE: 03/30/2021									
87705		03/05/2021	033021	337411	23.00	04/05/2021	INV	PD	J. KLOOS- WATER SUPPLY SY
CHECK DATE: 03/30/2021									
					17,551.72				
101256 MINNESOTA POLLUTION CONTROL AGENCY									
SB-67158372		03/02/2021	040621	337514	23.00	06/01/2021	INV	PD	M. HAEFNER COLLECTION SYS
CHECK DATE: 04/06/2021									
101303 MINNESOTA TEAMSTERS LOCAL #320									
March 2021		03/12/2021	031621-2	337311	4,454.00	03/12/2021	INV	PD	March 2021 Local #320 Uni
CHECK DATE: 03/16/2021									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107051510/MAR21		03/22/2021	040121	337533	33.83	04/16/2021	INV	PD	MAR 82ND ST & HWY 41 SIGN
CHECK DATE: 04/01/2021									
121770311/FEB21		02/28/2021	031621-2	337312	28.74	03/22/2021	INV	PD	FEB 4255 CREEK RD
CHECK DATE: 03/16/2021									
778320601/MAR21		03/22/2021	040121	337533	80.13	04/16/2021	INV	PD	MAR CHEVALLE LIFT STATION
CHECK DATE: 04/01/2021									
778377500/FEB21		03/09/2021	032521	337469	114.05	04/02/2021	INV	PD	FEB 12500 CTY RD 11 SIGNA
CHECK DATE: 03/25/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
778377800/FEB21 CHECK DATE: 03/25/2021		03/09/2021	032521	337469	34.33	04/02/2021	INV	PD	FEB 4250 ENGLER BLVD SIGN
780272000/MAR21 CHECK DATE: 04/01/2021		03/22/2021	040121	337533	10.83	04/16/2021	INV	PD	MAR CHEVALLE IRRIGATION B
781385500/FEB21 CHECK DATE: 03/25/2021		03/09/2021	032521	337469	10.48	04/02/2021	INV	PD	FEB 4463 CTY RD 44
					312.39				
101277 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
1071469 CHECK DATE: 03/30/2021		03/08/2021	033021	337412	1,173.94	04/07/2021	INV	PD	FIBER POLE ATTACHMENTS
101134 MALLOY MONTAGUE KARNOWSKI RADOSEVICH & CO PA									
49821 CHECK DATE: 03/30/2021		03/12/2021	033021	337413	7,100.00	04/12/2021	INV	PD	2020 AUDIT THRU FEB
101248 MINNESOTA MUNICIPAL POWER AGENCY									
2021-11 CHECK DATE: 03/30/2021		03/16/2021	033021	337414	114,722.50	04/01/2021	INV	PD	SEMI-ANNUAL PMT-NET D/S S
101192 STATE OF MINNESOTA									
1000045711 CHECK DATE: 03/30/2021		03/01/2021	033021	337415	8,400.43	04/01/2021	INV	PD	4TH QTR FISCAL YEAR 2021
105995 MONEY MOVERS INC									
136391 CHECK DATE: 03/30/2021		02/02/2021	033021	337416	7.00	03/02/2021	INV	PD	Jan Health Ins Reimbursem
137189 CHECK DATE: 03/30/2021		03/01/2021	033021	337416	14.00	03/30/2021	INV	PD	Feb Heath Ins Reimburseme
					21.00				
103088 SID TOOL CO INC									
4373951004 CHECK DATE: 03/30/2021		03/02/2021	033021	337417	103.16	04/01/2021	INV	PD	PLOW BOLTS
101356 MTI DISTRIBUTING INC #31380									
1292176-00		03/11/2021	033021	337418	114.06	04/11/2021	INV	PD	AERATOR TINES (20)

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/30/2021									
101354 MTI DISTRIBUTING INC #700767									
1292207-00		03/11/2021	033021	337419	242.71	04/11/2021	INV	PD	SPRAYER NOZZLES
CHECK DATE: 03/30/2021									
1292260-00		03/12/2021	033021	337419	52.57	04/12/2021	INV	PD	SPRAYER CAP
CHECK DATE: 03/30/2021									
					295.28				
101365 STAR GROUP LLC									
4472/FEB2021		02/28/2021	031821	337318	2,151.38	03/10/2021	INV	PD	FEB PARTS & SUPPLIES
CHECK DATE: 03/18/2021									
101253 BUSINESS PLANNING CONCEPTS INC									
383600042021		03/10/2021	040121	337534	144.00	04/10/2021	INV	PD	APR PERA LIFE PREMIUMS
CHECK DATE: 04/01/2021									
105875 NETWORKFLEET INC									
OSV000002384196		03/01/2021	033021	337420	259.04	04/01/2021	INV	PD	Data Processing - GPS
CHECK DATE: 03/30/2021									
102654 NORTH AMERICAN SAFETY INC									
INV56422		03/19/2021	040621	337515	86.20	05/19/2021	INV	PD	CLASS 2 VESTS-BLDG INSP
CHECK DATE: 04/06/2021									
101436 NUCO2 INC									
65617921		03/01/2021	033021	337421	175.94	04/01/2021	INV	PD	Pool Chemicals Co2
CHECK DATE: 03/30/2021									
65987238		03/18/2021	033021	337421	62.18	04/22/2021	INV	PD	Pool Chemicals Co2
CHECK DATE: 03/30/2021									
					238.12				
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/FEB2021		02/28/2021	031621-2	337313	1,146.27	03/20/2021	INV	PD	FEB PARTS & SUPPLIES
CHECK DATE: 03/16/2021									
101445 OFFICE DEPOT									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
156660126001		02/18/2021	033021	337422	39.82	03/26/2021	INV	PD	Plates,napkins
CHECK DATE: 03/30/2021									
158001586001		03/23/2021	040621	337516	12.99	04/24/2021	INV	PD	Labels for Liz Hanson's f
CHECK DATE: 04/06/2021									
158142135001		03/23/2021	040621	337516	75.69	04/24/2021	INV	PD	Folders for Liz Hanson's
CHECK DATE: 04/06/2021									
158289722001		02/19/2021	033021	337422	1.95	03/26/2021	INV	PD	Portfolios for documents
CHECK DATE: 03/30/2021									
159979455001		03/05/2021	033021	337422	83.45	04/09/2021	INV	PD	Pads of paper
CHECK DATE: 03/30/2021									
160819089001		03/05/2021	033021	337422	25.96	04/09/2021	INV	PD	Post-it pads
CHECK DATE: 03/30/2021									
160877376001		03/05/2021	033021	337422	4.31	04/09/2021	INV	PD	Document Covers
CHECK DATE: 03/30/2021									
161885269001-1		03/17/2021	040621	337516	20.31	04/17/2021	INV	PD	Ink Cartridge for Vicki S
CHECK DATE: 04/06/2021									
161885269001-2		03/17/2021	040621	337516	35.66	04/17/2021	INV	PD	Card stock paper and stic
CHECK DATE: 04/06/2021									
163152310001-1		03/16/2021	040621	337516	38.99	04/17/2021	INV	PD	3 hole punch paper for Ut
CHECK DATE: 04/06/2021									
163152310001-2		03/16/2021	040621	337516	69.98	04/17/2021	INV	PD	Copy paper for the workro
CHECK DATE: 04/06/2021									
164989195001		03/24/2021	040621	337516	105.99	04/24/2021	INV	PD	Printer cartridge for Ann
CHECK DATE: 04/06/2021									
					515.10				
109743 ORTH, MICHAEL									
33992		03/15/2021	033021	337423	38.60	04/15/2021	INV	PD	METER DEPOSIT REFUND-3000
CHECK DATE: 03/30/2021									
107912 WHITNEY PANKONIN ZAPPA									
87395		03/10/2021	033021	337424	24.98	04/10/2021	INV	PD	MILEAGE-VACCINE SITE IN W
CHECK DATE: 03/30/2021									
109730 PARAGON VISUAL LLC									
INV4434		03/03/2021	032521	337470	8,975.00	04/18/2021	INV	PD	PLOTTER FOR BUILDING INSP
CHECK DATE: 03/25/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV4436		03/08/2021	032521	337470	135.00	04/18/2021	INV	PD	PLOTTER INK CARTRIDGE
CHECK DATE: 03/25/2021									
					9,110.00				
109751 PARRAGUE, DARLA									
10003439		03/15/2021	033021	337425	52.69	04/15/2021	INV	PD	CREDIT BALANCE REFUND-291
CHECK DATE: 03/30/2021									
101491 PATCHIN MESSNER APPRAISALS INC									
22045		02/24/2021	031921	337323	3,090.00	03/24/2021	INV	PD	REMNANT PARCELS ADJACENT
CHECK DATE: 03/19/2021									
101530 PING INC									
15577728		03/08/2021	033021	337426	439.81	05/07/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
15580909		03/09/2021	033021	337426	95.85	05/08/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
15590838		03/15/2021	033021	337426	1,251.38	09/11/2021	INV	PD	DEMO/RENTALS
CHECK DATE: 03/30/2021									
15602635		03/19/2021	040621	337517	73.24	05/18/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
15605787		03/22/2021	040621	337517	67.98	09/18/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 04/06/2021									
					1,928.26				
101534 PIONEER RIM & WHEEL COMPANY									
01CC5243		03/08/2021	033021	337427	145.22	04/08/2021	INV	PD	T10 TRAILER REPAIR
CHECK DATE: 03/30/2021									
01CC8002		03/18/2021	033021	337427	141.22	04/18/2021	INV	PD	T2 TRAILER REPAIR PARTS
CHECK DATE: 03/30/2021									
					286.44				
101557 POWER SYSTEM ENGINEERING INC									
9036747		03/11/2021	033021	337428	4,205.00	04/11/2021	INV	PD	CONSULTING SERVICE - FEB
CHECK DATE: 03/30/2021									
9036803		03/12/2021	033021	337428	9,514.13	04/12/2021	INV	PD	GENERAL ENGINEERING FOR F
CHECK DATE: 03/30/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					13,719.13				
101571 PREMIUM WATERS INC									
417080-02-21 CHECK DATE: 03/16/2021		02/28/2021	031621-2	337314	2.35	03/31/2021	INV	PD	TC WATER
101591 PUMP AND METER SERVICE INC									
33297-1 CHECK DATE: 03/30/2021		03/04/2021	033021	337429	249.19	04/04/2021	INV	PD	YARD FUEL PUMP PARTS
103055 QUALITY PROPANE INC									
214676 CHECK DATE: 03/30/2021		03/08/2021	033021	337430	133.44	04/07/2021	INV	PD	LP Gas for Zamboni
107855 STAPLES INC									
1287975 CHECK DATE: 03/25/2021		02/17/2021	032521	337471	-10.49	03/17/2021	CRM	PD	Fine Point Red Markers -
14667240 CHECK DATE: 03/25/2021		02/17/2020	032521	337471	47.36	03/19/2021	INV	PD	Deposit ticket books for
14684869 CHECK DATE: 03/25/2021		02/17/2021	032521	337471	37.47	03/19/2021	INV	PD	Fine Markers and batterie
14955580 CHECK DATE: 03/25/2021		03/01/2021	032521	337472	7.58	03/31/2021	INV	PD	SUGAR
14967903 CHECK DATE: 03/25/2021		03/01/2021	032521	337472	206.70	03/31/2021	INV	PD	OFFICE SUPPLIES
15147419 CHECK DATE: 04/06/2021		03/08/2021	040621	337519	100.13	04/07/2021	INV	PD	OFFICE SUPPLIES
15378485 CHECK DATE: 04/06/2021		03/17/2021	040621	337518	47.98	04/16/2021	INV	PD	6 X 9 brown envelopes for
15584958 CHECK DATE: 04/06/2021		03/25/2021	040621	337518	18.99	04/24/2021	INV	PD	Pencil sharpener for work
15613856 CHECK DATE: 04/06/2021		03/26/2021	040621	337518	142.22	04/25/2021	INV	PD	General office supplies f
					597.94				
101631 REINDERS INC									
1867402-00 CHECK DATE: 03/30/2021		02/23/2021	033021	337431	20.00	03/25/2021	INV	PD	VIRTUAL TURF SEMINAR-MOER

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101703 SALVATION ARMY									
FEB/21 HS CHECK DATE: 03/30/2021		03/10/2021	033021	337432	124.00	03/28/2021	INV	PD	FEB 2021 HEAT SHARE CONTR
101738 SCHILLING SUPPLY COMPANY									
818254-00 CHECK DATE: 03/30/2021		03/22/2021	033021	337433	1,394.98	04/22/2021	INV	PD	Cleaning Supplies
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
1768-3 CHECK DATE: 03/30/2021		03/18/2021	033021	337434	678.90	04/20/2021	INV	PD	Paint-Red Maple Room
104827 ROHN INDUSTRIES INC									
545929 CHECK DATE: 03/30/2021		02/22/2021	033021	337435	20.25	03/22/2021	INV	PD	Security Console Shreddin
105388 SHRED-IT US HOLDCO INC									
8181629869 CHECK DATE: 04/06/2021		03/15/2021	040621	337520	92.92	04/14/2021	INV	PD	Shredding-PD
109755 SIGN POST HOMES									
33948 CHECK DATE: 03/30/2021		03/15/2021	033021	337436	73.33	04/15/2021	INV	PD	CREDIT BALANCE REFUND-322
109748 SKARET, HEIDI									
34753 CHECK DATE: 03/30/2021		03/15/2021	033021	337437	71.88	04/15/2021	INV	PD	METER DEPOSIT REFUND-3000
109652 ISIAH REESE									
03-2021 CHECK DATE: 03/30/2021		03/12/2021	033021	337438	157.50	04/12/2021	INV	PD	Esports Payment
101890 STRATEGIC INSIGHTS INC									
21Plan-It-039 CHECK DATE: 04/06/2021		02/22/2021	040621	337521	900.00	05/01/2021	INV	PD	Plan-It CIP License to 5/

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101888 STREICHERS									
I1487909		03/03/2021	033021	337439	16.00	04/04/2021	INV	PD	Pesheck-alterations
CHECK DATE: 03/30/2021									
I1488250		03/04/2021	033021	337439	15.98	04/04/2021	INV	PD	Seibert/Pesheck-star and
CHECK DATE: 03/30/2021									
I1491266		03/18/2021	033021	337439	1,404.16	04/18/2021	INV	PD	Hentges-Vest Replacement
CHECK DATE: 03/30/2021									
					1,436.14				
101892 STUART C IRBY CO									
S012163263.003	210025	03/01/2021	033021	337440	7,926.00	03/31/2021	INV	PD	(6) SWITCH PAD MOUNT DBL
CHECK DATE: 03/30/2021									
S012314564.001	210026	03/01/2021	033021	337440	10,862.57	03/31/2021	INV	PD	TRANS GRD SLEEVES, TRNS C
CHECK DATE: 03/30/2021									
					18,788.57				
103677 SUN LIFE ASSURANCE COMPANY OF CANADA									
237741/APR21		04/01/2021	040121	337535	4,117.95	04/30/2021	INV	PD	APR EMP LIFE INS PREM
CHECK DATE: 04/01/2021									
101932 TAYLOR MADE GOLF CO INC									
34813639		03/08/2021	033021	337441	384.55	04/07/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
34816979		03/09/2021	033021	337441	813.57	05/08/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
34830666		03/13/2021	033021	337441	371.89	10/01/2021	INV	PD	DEMO/RENTALS
CHECK DATE: 03/30/2021									
34833320		03/15/2021	033021	337441	141.60	10/01/2021	INV	PD	DEMO/RENTALS
CHECK DATE: 03/30/2021									
34833643		03/15/2021	033021	337441	1,349.37	05/14/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
34842969		03/18/2021	033021	337441	209.90	05/17/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
34850799		03/18/2021	033021	337441	-3,109.35	06/30/2021	CRM	PD	RESALE CREDIT
CHECK DATE: 03/30/2021									
34854011		03/22/2021	040621	337522	276.75	05/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
34869353		03/25/2021	040621	337522	438.34	05/24/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
					876.62				
107683 TCF NATIONAL BANK									
6944045		03/12/2021	032521	337473	284.93	04/03/2021	INV	PD	FD EQUIP LEASE PYMT 22
CHECK DATE: 03/25/2021									
100757 THE GRAPHIC EDGE LLC									
1481226		03/10/2021	040621	337523	256.32	04/09/2021	INV	PD	Youth Basketball T-Shirts
CHECK DATE: 04/06/2021									
101950 THE TESSMAN COMPANY									
S329048-IN		03/04/2021	033021	337442	236.34	04/04/2021	INV	PD	FERTILIZER FOR FLOWERS/BA
CHECK DATE: 03/30/2021									
101964 PMT EMBROIDERY LLC									
18424		01/20/2021	032521	337474	1,046.00	02/20/2021	INV	PD	CCC staff uniforms
CHECK DATE: 03/25/2021									
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M26286		03/12/2020	033021	337443	410.00	04/12/2021	INV	PD	City Council & EDA 2/22 -
CHECK DATE: 03/30/2021									
101977 TOLL COMPANY									
10393435		02/24/2021	033021	337444	331.51	03/24/2021	INV	PD	NITROGEN TANK FOR BLUFF C
CHECK DATE: 03/30/2021									
101994 TRAVISMATHEW LLC									
90188799		03/09/2021	033021	337445	1,261.71	04/08/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
90189009		03/10/2021	033021	337445	874.06	04/09/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
90189136		03/11/2021	033021	337445	1,981.77	04/10/2021	INV	PD	RESALE
CHECK DATE: 03/30/2021									
90193105		03/22/2021	040621	337524	215.01	04/21/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
90194724		03/25/2021	040621	337524	345.51	04/24/2021	INV	PD	RESALE
CHECK DATE: 04/06/2021									
					4,678.06				
102007 TRENCHERS PLUS INC									
RT43220		03/04/2021	033021	337446	220.00	04/04/2021	INV	PD	TRENCHER FEED WHEEL MAINT
CHECK DATE: 03/30/2021									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M900052-IN		03/15/2021	033021	337447	284.53	03/30/2021	INV	PD	UG LINE RXR CROSSING YRLY
CHECK DATE: 03/30/2021									
102028 TWIN CITY WATER CLINIC INC									
15745		03/03/2021	033021	337448	510.00	04/03/2021	INV	PD	FEBRUARY WTP SAMPLES
CHECK DATE: 03/30/2021									
15802		03/25/2021	040621	337525	75.00	04/25/2021	INV	PD	WELL #6 SAMPLES
CHECK DATE: 04/06/2021									
					585.00				
102037 ULINE INC									
130877372		03/03/2021	033021	337449	205.72	04/04/2021	INV	PD	Bags for evidence
CHECK DATE: 03/30/2021									
131134645		03/10/2021	033021	337449	120.10	04/10/2021	INV	PD	Cork Board (Kelsi's Offic
CHECK DATE: 03/30/2021									
					325.82				
102052 UNIQUE PAVING MATERIALS CORP									
58665		03/05/2021	033021	337450	270.00	04/05/2021	INV	PD	COLD MIX FOR PATCHING
CHECK DATE: 03/30/2021									
58671		03/05/2021	033021	337450	270.00	04/05/2021	INV	PD	COLD MIX (PATCHING)
CHECK DATE: 03/30/2021									
58742		03/09/2021	033021	337450	276.75	04/09/2021	INV	PD	COLD MIX (PATCHING)
CHECK DATE: 03/30/2021									
59000		03/19/2021	040621	337526	229.50	04/19/2021	INV	PD	COLD MIX FOR POTHOLES
CHECK DATE: 04/06/2021									
59050		03/23/2021	040621	337526	233.55	04/23/2021	INV	PD	COLD MIX FOR POTHOLES
CHECK DATE: 04/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,279.80				
101555 UNITED STATES POSTAL SERVICE									
87312		03/20/2021	033021	337451	245.00	05/14/2021	INV	PD	2021 MARKETING MAIL PERMI
CHECK DATE: 03/30/2021									
107745 US BANK NATIONAL ASSOCIATION									
438926131		03/19/2021	040121	337536	439.53	04/15/2021	INV	PD	CCC COLOR COPIER LEASE PY
CHECK DATE: 04/01/2021									
102061 USA BLUE BOOK									
520410		03/03/2021	033021	337452	464.44	04/03/2021	INV	PD	WATER GAUGES (4)
CHECK DATE: 03/30/2021									
107815 UTILITY LOGIC LLC									
12618		03/18/2021	033021	337453	799.65	04/17/2021	INV	PD	PUSH CAMERA MAINTENANCE
CHECK DATE: 03/30/2021									
104248 VALLEY RICH CO INC									
29212		02/08/2021	033021	337454	5,236.63	03/10/2021	INV	PD	PIONEER TRAIL WATER MAIN
CHECK DATE: 03/30/2021									
102109 VICTORIA REPAIR & MANUFACTURING									
9613		02/09/2021	033021	337455	88.00	03/09/2021	INV	PD	ALUM FOR POLICE SQUADS
CHECK DATE: 03/30/2021									
9618		02/19/2021	033021	337455	20.00	03/19/2021	INV	PD	T5 TRAILER REPAIR
CHECK DATE: 03/30/2021									
					108.00				
109766 VIKING PRODUCTS GROUP INC									
CI-VKG0022534		03/25/2021	040621	337527	421.54	04/25/2021	INV	PD	ROOF REPAIR MATERIALS
CHECK DATE: 04/06/2021									
102227 ONVOY LLC									
0009426210301		03/01/2021	032521	337475	1,853.53	03/25/2021	INV	PD	MAR EDU CTR ETHERNET/INTE
CHECK DATE: 03/25/2021									
0009486210301		03/01/2021	032521	337475	889.21	03/25/2021	INV	PD	MAR CITY HALL ETHERNET
CHECK DATE: 03/25/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					2,742.74				
102133 WAGNER PRESS & GRAPHICS									
33853		02/22/2021	031621-2	337315	353.18	03/09/2021	INV	PD	Cortina Woods survey
CHECK DATE: 03/16/2021									
33906		03/16/2021	033021	337456	185.00	04/05/2021	INV	PD	MAR UTILITY INSERT
CHECK DATE: 03/30/2021									
33933		03/23/2021	040621	337528	151.00	04/23/2021	INV	PD	SEWER & WATER PERMITS
CHECK DATE: 04/06/2021									
33934		03/23/2021	040621	337528	96.00	04/07/2021	INV	PD	Business Cards-Melberg/Sc
CHECK DATE: 04/06/2021									
					785.18				
109747 WARDEN, TRAVIS									
34731		03/15/2021	033021	337457	28.54	04/15/2021	INV	PD	METER DEPOSIT REFUND-3281
CHECK DATE: 03/30/2021									
102141 WASTE MANAGEMENT OF MINNESOTA INC									
7476351-1593-0		03/03/2021	031621-2	337316	120.42	04/02/2021	INV	PD	MAR TC CLUBHOUSE
CHECK DATE: 03/16/2021									
7476356-1593-9		03/03/2021	031821	337319	81.69	04/02/2021	INV	PD	TOWN COURSE MAINTENANCE
CHECK DATE: 03/18/2021									
					202.11				
102143 WATER CONSERVATION SERVICES INC									
11188		03/15/2021	033021	337458	639.16	04/15/2021	INV	PD	LEAK LOCATES COLUMBIA CT
CHECK DATE: 03/30/2021									
102146 WATER SPECIALTY OF MINNESOTA INC									
12353		03/19/2021	033021	337459	1,831.75	04/22/2021	INV	PD	Swimming Pool Chemicals
CHECK DATE: 03/30/2021									
102204 P AND W GOLF SUPPLY LLC									
INV72148		03/08/2021	033021	337460	532.39	04/07/2021	INV	PD	KIRBY MARKERS
CHECK DATE: 03/30/2021									
109555 WOOD, BOB									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2010693.002		02/01/2021	033021	337461	12.78	04/18/2021	INV	PD	RFD-AOA MEMBERSHIP-JAN
CHECK DATE: 03/30/2021						PAYEE: WOOD, BOB			
2010694.002		02/01/2021	033021	337461	25.55	04/18/2021	INV	PD	RFD-AOA MEMBERSHIP-FEB
CHECK DATE: 03/30/2021						PAYEE: WOOD, BOB			
					38.33				
102231 ZIEGLER INC									
IN000016182		03/04/2021	033021	337462	206.01	04/04/2021	INV	PD	G3 FIRE GENERATOR PARTS
CHECK DATE: 03/30/2021									
					206.01				

598 INVOICES 1,104,295.79

** END OF REPORT - Generated by Michelle Robbin **

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100005 MINNESOTA MUNICIPAL MONEY MARKET FUND									
87704		03/17/2021	031721	2714	500,000.00	03/17/2021	DIR	PD	XFER ONB TO 4M-CASHFLOW
CHECK DATE: 03/17/2021									
105243 ALERUS FINANCIAL									
C104118		03/05/2021	032221	2720	109.90	03/22/2021	DIR	PD	FEB 2021 PARTICIPANT FEES
CHECK DATE: 03/22/2021									
100385 CHASKA FIRE DEPT RELIEF ASSN									
2021/02-CFDRA		03/26/2021	032621	2723	33,480.09	03/26/2021	DIR	PD	FEB-21 FIRE RELIEF ASSOC-
CHECK DATE: 03/26/2021									
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
87363		03/12/2021	031521	2710	1,673.77	03/15/2021	DIR	PD	031221 Payroll - HCSP Con
CHECK DATE: 03/15/2021									
87891		03/26/2021	032921	2730	1,762.57	03/29/2021	DIR	PD	032621 Payroll - HCSP Con
CHECK DATE: 03/29/2021									
					3,436.34				
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
87364		03/12/2021	031521	2711	200.00	03/15/2021	DIR	PD	031221 Payroll - MNDCP Co
CHECK DATE: 03/15/2021									
87892		03/26/2021	032921	2731	200.00	03/29/2021	DIR	PD	032621 Payroll - MNDCP Co
CHECK DATE: 03/29/2021									
					400.00				
101756 MII LIFE INCORPORATED									
15635637		03/08/2021	032421	2721	306.00	03/24/2021	DIR	PD	MAR PARTICIPANT FEES-FSA
CHECK DATE: 03/24/2021									
39740349		03/09/2021	031121	2704	2,506.30	03/11/2021	DIR	PD	3/11/21 FSA REIMBURSEMENT
CHECK DATE: 03/11/2021									
39754071		03/16/2021	031821	2715	372.56	03/18/2021	DIR	PD	3/18/21 FSA REIMBURSEMENT
CHECK DATE: 03/18/2021									
39758183		03/23/2021	032521	2722	902.81	03/25/2021	DIR	PD	3/25/21 FSA REIMBURSEMENT
CHECK DATE: 03/25/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					4,087.67				
100927 INTERNAL REVENUE SERVICE									
87357		03/12/2021	031221	2705	153,171.78	03/12/2021	DIR	PD	031221 Payroll - FICA Fed
CHECK DATE: 03/12/2021									
87885		03/26/2021	032621	2725	128,064.63	03/26/2021	DIR	PD	032621 Payroll - FICA Fed
CHECK DATE: 03/26/2021									
					281,236.41				
101346 MINNESOTA COMMISSIONER OF REVENUE									
2021/0228-CC		02/28/2021	031821	2718	8,360.23	03/18/2021	DIR	PD	FEB-21 CARVER CTY TRANSIT
CHECK DATE: 03/18/2021									
2021/0228-SLS/UB		02/28/2021	031821	2716	115,243.97	03/18/2021	DIR	PD	FEB-21 GEN/UB SALES TAX
CHECK DATE: 03/18/2021									
2021/0228-USE		02/28/2021	031821	2717	1,257.79	03/18/2021	DIR	PD	FEB-21 USE TAX
CHECK DATE: 03/18/2021									
					124,861.99				
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
87358		03/12/2021	031521	2709	30,258.97	03/15/2021	DIR	PD	031221 Payroll - MN State
CHECK DATE: 03/15/2021									
87886		03/26/2021	032921	2729	25,269.16	03/29/2021	DIR	PD	032621 Payroll - MN State
CHECK DATE: 03/29/2021									
					55,528.13				
101249 MINNESOTA MUNICIPAL POWER AGENCY									
3420		03/04/2021	031921	2719	2,169,057.81	03/19/2021	DIR	PD	FEB ELECTRIC SERVICE
CHECK DATE: 03/19/2021									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
87359		03/12/2021	031221	2706	12,258.12	03/12/2021	DIR	PD	031221 Payroll - 457 Cont
CHECK DATE: 03/12/2021									
87887		03/26/2021	032621	2726	12,558.12	03/26/2021	DIR	PD	032621 Payroll - 457 Cont
CHECK DATE: 03/26/2021									
					24,816.24				
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
87362		03/12/2021	031221	2708	2,981.65	03/12/2021	DIR	PD	031221 Payroll - Roth Con
CHECK DATE: 03/12/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87890		03/26/2021	032621	2728	3,031.65	03/26/2021	DIR	PD	032621 Payroll - Roth Con
CHECK DATE: 03/26/2021									
					6,013.30				
107499 OLD NATIONAL BANK									
6314047-MAR21		03/15/2021	031521	2712	1,400.00	03/15/2021	DIR	PD	MAR EDA PROMISSORY NOTE-P
CHECK DATE: 03/15/2021									
104668 OPTUM BANK INC									
87361		03/12/2021	031621	2713	15,404.77	03/16/2021	DIR	PD	031221 HSA Contributions
CHECK DATE: 03/16/2021									
87889		03/26/2021	033021	2733	15,404.77	03/30/2021	DIR	PD	032621 Payroll - HSA Cont
CHECK DATE: 03/30/2021									
					30,809.54				
101498 PCARD									
2021/0312-PC		03/12/2021	032921	2732	52,026.66	03/29/2021	DIR	PD	MAR 2021 PCARD PURCHASES
CHECK DATE: 03/29/2021									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
87360		03/12/2021	031221	2707	93,804.80	03/12/2021	DIR	PD	031221 Payroll - PERA Con
CHECK DATE: 03/12/2021									
87888		03/26/2021	032621	2727	94,788.94	03/26/2021	DIR	PD	032621 Payroll - PERA Con
CHECK DATE: 03/26/2021									
					188,593.74				
102066 US BANK									
2021/04/01 DS		03/26/2021	032621	2724	106,587.50	03/26/2021	DIR	PD	US BANK-DS PMT DUE 4/1/21
CHECK DATE: 03/26/2021									
					106,587.50				
30 INVOICES					3,582,445.32				

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report
April 5, 2021
By
Matt Podhradsky

UPCOMING COUNCIL MEETING SCHEDULE

We are back to a normal month with only two Council meetings, and they will both occur at their normal times. Also, we will be moving back into meetings at the Chaska Event Center, with a Zoom option for both meetings in April. Looking at the County data on Covid, at this time it does seem appropriate that we can move back to in person meetings if we follow our Covid protocol.

April 5th: We will not be having a Work Session on that night, only a Council meeting. At the Council meeting we will be having Chief Tim Wiebe give a presentation during Visitor Presentation to go over a review of the last year of our EOC operations.

April 19th: We are planning on having a Work Session prior to the meeting to complete my annual performance review. As this is my performance review, we can have a closed meeting to conduct this if we open a meeting first, give the purpose of the meeting and the Statutory authority to have this closed meeting, and we need to provide a synopsis of the discussion at the closed session, which we typically would do at the next Council meeting. At this time, we are looking at starting this at 5:30 pm to run up until the regular Council meeting starts at 7 pm.

May 3rd: Just so you can plan, we are planning on having a Work Session prior to this meeting going from 5:45-7. The purpose of this work session will be to discuss options that Staff has been exploring for sponsorships in our Curling and Community Center facilities.

If you have any questions about any of these meetings, just let me know.

PRESENTATION FROM SCHOOL DISTRICT

As you are aware, the School District is currently looking at the potential of having a referendum in November of this year to address several areas such as their operational levy, overcrowding that they are seeing in one of their elementary schools and addressing the aging bus garage facility. At this time, they are still in the information gathering stage, determining both if they should consider a referendum and if they do what question(s) should be asked. They are aiming for the last week of June to make a final determination on what direction to move for this year.

Recently, City Managers of all the School District 112 communities were able to get together with the Superintendent and Finance Director to hear a presentation on the information that the School Board is currently seeing in their decision-making process, and how that is guiding the ultimate direction that they will decide to move in June. It was a very informative presentation

and gave a lot of good information helping make clear the issues the school district is and will face and what that will mean as our district continues to grow.

After the meeting, all of us felt that this presentation would be very good to have all the elected leaders from our 4 City Councils and the County hear this presentation to both be able to ask questions and provide input that the School Board can consider as their going through their final decision-making process.

To that end, we are all suggesting a virtual joint meeting between the School Board, all City Council members in Chanhassen, Chaska, Victoria and Carver, and representation from the Carver County Board who represent communities in District 112. This would be a meeting we would have over zoom and would be available to the public to watch to become better informed on the issues the School District is considering.

While we do not have a defined date yet, we are looking to hold this on either a Tuesday or Wednesday evening in April, so as not to interfere with already scheduled Council and School Board meetings in each of the communities. As soon as we have some potential dates, I will let you know so you can get it on your calendar.

If you have any questions on this, please let me know.

VACCINATION UPDATE

I wanted to provide the Council with an update on the progress we are making to vaccinate all our City employees who are interested in receiving the vaccine. Over the past 2 weeks, we have made great strides in our efforts by having employees ready to utilize vaccines that are left over at the end of a scheduled clinic. As the vaccines (especially Pfizer) needs to be utilized within a certain amount of time after they are opened, there have been left over vaccines at the end of the day that have been available for those ready to go on short notice. Using this method, we were able to get 45 of our full-time employees vaccinated over the last couple of weeks with their first vaccine. If you take that in conjunction with the Fire and Police personnel who already received their vaccine, that brought us up to just over 100 of our ~160 Full time employees being vaccinated with at least their first shot. In addition, Public Health and Ridgeview were able to start offering more scheduled appointments for our other full time and part time employees at two clinics on March 24th and March 25th. We believe this will help vaccinate many those who have not been able to receive them yet, although the number is not exactly known because the employees sign up on their own (not "will call" through the City).

A big "thank you" to Chief Wiebe, Sarah Donovan and Julie Janke who have all been working hard to make these opportunities available. Also, a huge thank you to Julie Janke for helping get a clinic set up in Riverview Terrace to serve those residents that might find it hard to get to a clinic in Waconia. The County was able to bring their trailer to this event, which vaccinated several people. She is now working on getting a similar clinic set up in Brandondale.

If there are any questions, please let me know.

FEDERAL STIMULUS UPDATE

As I mentioned to you in my last Bi-weekly, the City of Chaska has found out that we will be receiving what looks to be $3.07 million in assistance through the latest COVID relief bill through Congress. As I shared, this will be extremely helpful to us as it will help us replace the lost revenue we have experienced over the last year, especially in our Community Center and Curling/Event Center.

An additional program that was able to be funded through this Covid Relief Bill is the funding of EDA.gov (a national Economic Development Agency) with over $3 billion to help support infrastructure projects that support job growth in the economy. In speaking with representatives of this organization, we do think that Chaska has one project that may work well for timing of these dollars being available and meet their funding goals. This would be the construction of the Sewer Line up Creek Road to support both the recent Oppidan Industrial Buildings that were recently approved, but also the industrial development guided on the land west of the Interchange at 212/44. As I have shared with you in the past, this project is estimated to be $10.5 million, with us looking at doing this project over the next two summers, starting with the north section of the road (closest to the Oppidan projects recently approved) and then moving to the south in the summer of 2022.

While the specifics of this grant program have not been released yet, we are being told to have our general application done by the time the program gets announced in 6-8 weeks. We are also looking at the potential of being able to apply for up to 50% of these project costs, which could be around $5 million. While we do not know all the specifics yet, we are going to be working to have a general application assembled within the next 6-8 weeks to be prepared as this is a "first come, first serve" program and we do not want to miss out.

At the same time, there are other grant programs that are becoming available through this recent stimulus package that we will keep our eyes open for to try to take advantage of these opportunities we have not seen before.

If you have any questions, please let me know.

CHASKA PLANNING COMMISSION
MINUTES
DECEMBER 9, 2020

1. Call to Order
Chairperson Dahlke called the meeting to order at 7:00 pm.

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public can still be involved in the meeting and discussions.

2. Roll Call
Roll call was taken. Members present: Commissioners Brass, Lacey, Olson, Rylee, Sailer, Urbanski and Chairperson Dahlke.

Members absent: Commissioners Bowe and Cross

Also present: Kevin Ringwald, Community Development Director; and Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Urbanski, second by Commissioner Sailer to adopt the agenda as presented.
Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation

There was no one present.

5. Minutes
Motion by Commissioner Sailer, second by Commissioner Lacey to approve the minutes of the Oct 14, 2020 Planning Commission meeting minutes.
Roll Call Vote: Ayes – all. Motion carried.

6. Consent Agenda

None.

7. Action Items:

7. A. POSTPONED PUBLIC HEARING: Recommendation of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2020-17

7. B. PUBLIC HEARING: Approve the Preliminary Plat and Rezoning for Harvest West 3rd (fka Harvest West North)/Traditions Development/PC #2020-22

City Planner Liz Hanson presented item to the Commission.

Commissioner Urbanski asked about the access to the conservation area and clarified that they were currently asking for one access point.

City Planner Hanson stated that they have two access points proposed and noted that she had marked in her presentation, where there is potential for another access point.

Commissioner Urbanski stated that he believes the proposed access point further to the east makes the most sense.

Commissioner Rylee asked about wetland mitigation for the wetlands on the western side of the property and asked how that would be handled within the development.

City Planner Hanson stated that she will have the developer answer that question.

Commissioner Rylee stated that a 25-foot retaining wall is significant and asked if there were any precedents for a retaining wall of that magnitude anywhere else in the City within a residential area.

City Planner Hanson stated that she thinks this may be the first one of this height within a residential area.

Commissioner Rylee explained that this throws up red flags for him and would like to know the construction methodology, the inspection regime, and the life of the wall relative to the community.

City Planner Hanson stated that she believes the developer can provide more details on longevity and a maintenance plan. She stated that from the City's standards they have to be engineered walls and have to be designed to withstand loads.

Dave Nash, Alliant Engineering, stated that for any wetlands that they are impacting on the site, they will be purchasing wetland banking credits. He noted that since the plans have been submitted their wetland specialist has submitted an application asking for the wetlands on the west side of the site to be exempt because of some of the historical documentation of this area. He stated that he agrees that a 25-foot retaining wall is high and has worked on a few other projects who had similar walls. He stated that this site is difficult and they tried to minimize walls as much as possible. He stated that he cannot answer the question about its longevity but there will be a registered structural engineer that will design the wall which will be submitted for approval to the City. He stated that regardless of what material is used for the wall there will be many tie-backs associated with it. He noted that the HOA will be responsible for the maintenance of the wall.

Commissioner Olson asked about the eastern cul-de-sac and whether there will be sidewalks on both sides or just on the side with the houses.

City Planner Hanson explained that there will be sidewalks on both sides and will also be a sidewalk on the western side of Red Cedar Drive but not along the edge of the retaining wall.

Commissioner Olson stated that it doesn't make sense that the 6 homes in this area will have to cross the street in order to gain access to a sidewalk. He stated that this causes him concern, but his larger concern is the retaining wall, the height difference between the houses, and noted that it appears that the Manor houses will be towering over the Heritage lots. He stated that he doesn't think this will be aesthetically pleasing to anyone.

City Planner Hanson stated that she feels this concern is valid.

Mr. Nash stated that they have had some discussion regarding this issue and Robert Thomas Homes sees it the opposite way and are rather excited with the views that these homes will have and not be blocked by the homes down below. He stated that they are excited by the tiered design even though they would prefer not to have that large of a retaining wall.

Commissioner Lacey expressed his concerns regarding the retaining wall. He stated that in his 13 years living in his neighborhood he has seen the rebuilding of the retaining walls that were just 6 and 8 feet tall. He stated that he feels maintenance of the retaining wall will be a daunting responsibility for the HOA and is very interested in seeing what the structural engineer will say about mitigating the possibility of collapse.

Commissioner Urbanski stated he likes the concept of this plan, but is concerned about the 25-foot-tall retaining wall. He stated that if there needs to be repairs or maintenance done, it will require large equipment gaining access to the wall because it is so tall. He suggested that there could be something included in the HOA documents so future buyers understand the risks of living along the retaining wall and what it may take to rebuild the wall if there are issues with it.

Commissioner Sailer stated that he would echo many of the points already made by the other Commissioners. He stated that during the Concept Plan phase, one of his concerns was that all that is seen is rooftops because they are very small lots. He stated that he is disappointed that the lot count remained the same and the lots were shrunk down. He stated that he would like to see 4 or 5 lots eliminated from the Manor section to increase the space in the yards to make up for some of the other encumbrances that the topography and design plan bring.

Commissioner Brass asked how many of the lots are impacted by the retaining wall.

City Planner Hanson stated that she believes it is about 16 lots.

Commissioner Brass stated that he agrees with the concerns expressed by the other Commissioners regarding the height and upkeep of the wall. He stated that he has had many commercial properties that have had issues with retaining walls related to water damage and in some cases has been almost a constant battle and those walls are only about 12 feet tall. He asked if there would be other safety measures taken such as fencing along the retaining wall.

City Planner Hanson explained that fencing is required for any retaining wall that exceeds 4 feet in height and they are opting to put in fencing for any portion of the wall that exceeds 30 inches. She clarified that most, if not all of the retaining wall, will have fencing on top of it.

Commissioner Brass stated that he has concerns with safety and children jumping the fence because that would be a very large drop.

Commissioner Rylee stated that he is thinking from the standpoint of when he was a kid and if he had a 25-foot wall that ramped down to nothing in his back yard, he stated that he and all of his buddies would be climbing up and down the wall. He stated that he is not sure the City should be encouraging this kind of thing in a residential area.

Commissioner Brass agreed and stated that the thought of this being located in someone's backyard is frightening. He stated that he understands the topography of the land, but this retaining wall is a bit concerning to him.

Chair Dahlke asked if there had been any thought given to any alternatives of a straight drop from the retaining wall.

Mr. Nash stated that from an engineering standpoint there are no other alternatives to the retaining wall.

Commissioner Rylee stated that he will go on record and say that he believes this is bad planning and thinks it is not fair in the long-term to the homeowners. He stated that he also thinks it creates risk for the developer with exposure to kids climbing up and down the wall. He stated that he understands the developer is trying to fit in as many lots as possible, but he does not think this is appropriate.

Commissioner Sailer asked if there would be a way to revise the plan with larger lots below the retaining wall and make it so the wall is not part of the yards.

Commissioner Brass stated that this is a problem because the backyards basically have a 25-foot wall and while he understands that this is an open market, but on the safety and upkeep side, he is concerned. He stated that he will go on record with Commissioner Rylee and say that he does not think this is the greatest design.

Commissioner Lacey asked at what point the responsibility for the retaining wall will transfer to the HOA.

Mr. Nash explained that he doesn't know the legal aspect of the answer of when the HOA is officially established, but technically, as soon as the HOA is established with the development it will become their responsibility.

Commissioner Lacey suggested that if there is a bit of shared 'skin in the game' there may be a bit more attention paid to the engineering and ways to over-build in order to reduce the potential for disaster.

Mr. Nash stated that once the wall is built and the HOA has been created, Robert Thomas Homes/Traditions will own the lots until they are sold which means it will be the developer's responsibility until the lots are sold to an individual party.

Commissioner Lacey stated that he has seen other walls fail and it is always at the complete inconvenience to the people who live around the walls.

Commissioner Brass asked about the drainage in the area and asked if there is a failure of the wall, whether there would be a risk, for a soil failure where it could collapse into the homes below.

Mr. Nash stated that they have not done any studies on the collapse of the wall, but their site has a drainage system as shown on the plans. He noted that a structural engineer will take all these factors into consideration when he is making his design for the retaining wall.

Commissioner Brass asked if it would drain out through underground pipes that expose themselves throughout the wall and drain to the lots below.

Mr. Nash stated that he is not the designer, so he cannot answer that question. He reiterated that he would assume that when this is designed the structural engineer will see the catch basins that were included in the backyard plans and connect the drain tile to those basins and straight into the stormwater system.

Commissioner Sailer asked if all of these homes would have drain tile from the wall to the street and noted that the Commission had discussed the Chaska red clay soils during the Concept Plan discussions.

Chair Dahlke stated that the Commission has a lot of consternation about this part of the project and asked if the developer could work on this area and come back again with more information surrounding a maintenance plan, drainage and other design details for the retaining wall.

Commissioner Urbanski stated that he thinks this is a good idea and he would have a hard time voting to move this forward right now. He stated that he would also like the developer to evaluate making a change and making this is a smaller structure than what he is calling "Mount Chaska".

Commissioner Brass stated that he agreed with Chair Dahlke and noted that he feels uncomfortable about the size of the wall. He stated that he would like to see the engineer's design ahead of time and not just hear the developer tell the City that an engineer will be designing the wall. He stated that he would like information on drain tile design and an understanding of the percentage chance of failure or soil collapse. He stated that he would also not feel comfortable moving this forward right now.

Chair Dahlke stated that he would also like to see what the proposed fencing will look like at the highest portion of the wall.

Commissioner Rylee stated that he would like to ensure that the design of the wall and fencing ensures that it doesn't become a jungle gym for kids to climb on.

Commissioner Sailer asked what the distance between the Manor homes will be.

City Planner Hanson explained that it will be a minimum of 60 feet and as large as about 75 feet.

Commissioner Urbanski asked if the Commission could table this discussion until next month in order to get more information on the retaining wall.

City Planner Hanson stated that the Commission will still need to open and close the public hearing before any motion is made.

Community Development Director Ringwald stated that this seems like an easterly heavy issue and asked if it may make sense for the applicant to bifurcate this and advance the west side in order to allow for further discussion regarding the concerns the Commission has regarding the eastern side of the development.

Mr. Nash stated that they would like to do the whole development at one time, in one phase.

Commissioner Olson asked about the connection through the preserved area and whether it would be paved or gravel.

City Planner Hanson stated that the way it is framed out is for it to be a paved path.

Commissioner Sailer asked if the HOA would need to maintain the path.

City Planner Hanson stated that the City would maintain the openings and what is in the conservation area because they will be deeded to the City.

Mr. Nash explained that the City would be building the trails within the conservation area and they are building the trails to the edge of the lots.

Chair Dahlke opened the public hearing for comment at 8:02 p.m. There being no public comment, Chair Dahlke closed the public hearing at 8:03 p.m.

Motion by Commissioner Urbanksi, second by Commissioner Lacey, to table the request for approval of the Preliminary Plat for Harvest West 3rd (PC #2020-22) until the Commission can get more information regarding the extent, safety, maintenance, and possible reconfiguration of the retaining wall.

The Commission listed off other things they would like included when this is brought back to the Commission:

Information on fencing; drain tile plan; engineering plans; construction materials for the retaining wall; statistical analysis for failure of the wall or soil failure similar to a mudslide for the homes below; impact to the homes if it needs to be repaired or rebuilt; construction inspection regime of who is responsible and what they are doing.

The Commission expressed concern about the eventual large expense to the members of the HOA when this wall will need to be repaired.

Community Development Director Ringwald suggested that the motion be amended to include a date when it will be brought back to the Commission.

Motion amended by Commissioner Urbanksi, second amended by Commissioner Brass, to table the request for approval of the Preliminary Plat for Harvest West 3rd (PC #2020-22) until the January 13, 2021 Planning Commission meeting so the Commission can get more information regarding the extent, safety, maintenance, and possible reconfiguration of the retaining wall and the other items as discussed.

Roll Call Vote: Ayes – all. Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the October 5, October 19, November 2 and November 16 City Council Meeting Minutes

8 A i.i. Receive the September 15th Park Board Meeting Minutes

Commissioner Lacey

- Chaska lost a great ambassador and employee, Karen L. Campbell, who worked for Parks and Recreation. He stated that he wanted to acknowledge the value that Karen brought to this community and stated that she will be greatly missed.

Commissioner Rylee

- Expressed his appreciation to City Planner Hanson for her hard work on her presentation and the due diligence that she implemented.

Commissioner Urbanski

- Asked about the Big Woods Boulevard project and its retaining wall. He asked when the fencing would be up or if there was a deadline.

Community Development Director Ringwald stated that he didn't know but could find out from the City Engineer. He noted that he suspected that the delay may be due to materials.

Chair Dahlke

- Expressed his appreciation to Kevin Wright, Kevin Ringwald and City Planner Hanson for all of their hard work in this odd year.

9. Adjourn

Motion by Commissioner Olson, second by Commissioner Brass to adjourn the meeting at 8:24 pm.
Roll Call Vote: Ayes – all. Motion carried.

CHASKA PLANNING COMMISSION
MINUTES
JANUARY 13, 2021

1. Call to Order
Chairperson Dahlke called the meeting to order at 7:00 pm.

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public could still be involved in the meeting and discussions.

2. Roll Call
Roll call was taken. Members present: Commissioners Brass, Lacey, Olson, Rylee, Sailer, Urbanski and Chairperson Dahlke

Members absent: None

Also present: Matt Clark, City Engineer; Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Olson, second by Commissioner Brass to adopt the agenda as presented.
Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation
There were none.

5. Minutes
Motion by Commissioner Lacey, second by Commissioner Sailer to approve the Minutes of the Dec 9th, 2020, Planning Commission meeting Minutes.
Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items: None

Action Items:
7.A. CONTINUED FROM DECEMBER 9, 2020: Approve the Preliminary Plat and Rezoning for Harvest West 3rd/Tradition Development/PC #2020-22

City Planner Liz Hanson presented item to the Commission including the changes since December 9, 2020.

Commissioner Sailer stated that he is very pleased with the changes that have been made since December 9, 2020. He asked if there were plans yet for where the sod line will be in the backyard.

City Planner Hanson stated that if they wanted to, they could put in fencing and sod up to the limit. She stated that the developer could comment on how they envision the longer lots and if their intent to fully sod them out.

Pat Rossi, stated that they are also very happy with how this turned out when they reduced the manor lots and noted that there are about 8 homes that will have tremendous views of the creek. He noted that there is a lot of elevation down that way and does not think it will be sodded the whole way because it would be difficult to mow. Their initial discussion was to seed that area with a native prairie mix that is a low maintenance type of turf.

Commissioner Urbanski stated that he has walked the property over the last month and could not really envision a 25-foot retaining wall. He stated that when he saw the changes that removed the retaining wall and the other changes they are proposing, he was very pleased. He expressed his appreciation to Traditions for making those changes and stated that he thinks the changes will help both the City and the development look nicer.

Commissioner Brass stated that he agrees and noted that he was more of an opponent last month with regard to the retaining wall because he felt it was both a safety and upkeep issue. He stated that he was extremely pleased to see the changes that are being proposed.

Commissioner Rylee thanked the developer for addressing the Commission's comments and input from December. He stated that he is impressed that they turned it around as quickly as they did especially over the holidays. He stated that he thinks the proposed plans will be a win/win and he would support it.

Chair Dahlke stated that he will echo what has already been said. He stated that he believes the developer did a great job and listened to the Commission and came back with a sensible alternative that he likes.

Mr. Rossi stated that it was a significant change but, in the end, he believes it has all worked out for the best.

Motion by Commissioner Urbanski, seconded by Commissioner Olson, to recommend the City Council approve The Harvest West North Preliminary Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020
    b. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
    c. Cover Sheet, prepared by Alliant Engineering, Inc., dated January 4, 2021
    d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
    e. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 4, 2021

f. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 4, 2021
g. Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated January 4, 2021
h. Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated January 4, 2021
i. Erosion and Sediment Control Plan (pgs 21-25), prepared by Alliant Engineering, Inc., dated January 4, 2021
j. Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated January 4, 2021
k. Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated January 4, 2021
l. West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated January 4, 2021
m. East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated January 4, 2021
n. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 4, 2021
o. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 4, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision that stormwater ponds, creek areas, wooded steep slopes, and wetlands will not factor into the parkland credit given.
6. Compliance with the City's existing anti-monotony housing policy.
7. Provision that street names are reviewed and approved by the Fire Department prior to recording of plat.
8. Provision of a 60 feet Right of Way width for all local streets.
9. Adherence to the City's Boulevard Tree Policy and local street section design.
10. Provision of sidewalks on both sides of all local streets.
11. Provision that sidewalk is removed around the bulb of the cul de sac for Red Cedar Drive, unless otherwise approved by the Public Works Director.
12. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park as shown on the preliminary plans.
13. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
14. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
15. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
16. Provision that Outlot J is privately owned by the HOA with drainage and utility easement over entirety.
17. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.

18. Provision that the easterly stormwater maintenance access is approved by the City Engineer, and to be revised on the final submittal.
19. Provision of obtaining all necessary wetland approvals at time of final plat approval.
20. Adherence to the following building setbacks:
    a. Cottage Lots:
        i. Front (house): 20 feet
        ii. Rear: 30 feet
        iii. Side: 5 feet
        iv. Side (corner): 20 feet
    b. Heritage and Tradition Lots:
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Rear: 30 feet
        iv. Side: 10 feet house/5 feet garage
        v. Side (corner): 23 feet
    c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
    d. Savanna Way: 100 feet from the centerline
    e. Wetlands: 30 feet
    f. Public Park (rear yard only): 40 feet

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, seconded by Commissioner Sailer, to recommend approval of the Rezoning from Open (O) to Planned Residential District (PRD-77).
Roll Call Vote: Ayes – all. Motion carried.

7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial/Oppidan/PC #2020-25

City Planner Liz Hanson presented item to the Commission.

Commissioner Rylee asked about the PMD 20-district and whether it limits the distribution center potential.

City Planner Hanson stated that it does limit that potential through the zoning. She explained that it allows for the typical office or manufacturing warehouse type industrial use with the exception of distribution centers.

Commissioner Rylee stated that parking was mentioned a few times for manufacturing usage and asked if during the development from preliminary to final that additional parking would be incorporated in both locations to cover the contingency in the future.

City Planner Hanson stated that is correct and the City wants them to be able to show how it could be accommodated if manufacturing were to go on the site.

Community Development Director Ringwald explained that typically what you would see is that there would be a bigger user and they would eliminate some of the dock doors and put parking in one of the rear portions of the building. He stated that the City wants to see it so there is a plan out there just to make sure that everybody knows what is expected.

Commissioner Sailer asked about roads and traffic and noted that right now, Chaska Creek Way is a smaller road. He stated that that there may be larger vehicles and trucks traversing to and from these buildings making the turn at Chaska Creek Way onto Chaska Creek Boulevard and across the street may be the heavy-user, Hy-Vee, if that goes through. He asked if the City had thought about how to manage the traffic or encourage going in one way and out another.

City Engineer Matt Clark stated that one thing to consider is that Chaska Creek Way and Chaska Creek Boulevard will be a signalized intersection, so they have looked at this as part of the traffic analysis. He stated that the short answer is yes, that will work, but they do need to go back and work at the truck turning movements and things specifically for this user to make sure it is squared away.

Chair Dahlke stated that it looks like there will be a roundabout at the southern end on Chaska Creek Road. He asked if there were plans to re-do Chaska Creek Road because it is a goat path right now.

City Engineer Clark explained that part of the discussion on Chaska Creek Road is that many of the things that will happen will be driven by sewer. He stated that they have been having many discussions with the City Council about what will happen to Chaska Creek Road and believes the decision will happen relatively soon, but agrees that it is in tough shape right now.

Commissioner Urbanski asked if Chaska Creek Boulevard at the roundabout will turn into Savanna Way.

City Engineer Clark stated that the extension that is shown is ghosted in more for transportation purposes. He stated that Chaska Creek Boulevard, as shown on the exhibit, extends from Engler down to the existing Chaska Creek Road with 212 just to the east and about 100 feet further east is another roundabout that they are planning for the connection at Savanna.

Commissioner Urbanski stated that there have been discussions about the landscaping requirements and knows that the City is trying to put more trees than will fit in this area. He stated that he would hate to plant trees and then have to cut them down in 5 years so other trees survive. He asked if there was a program out there similar to what developers do with wetland credits, where someone could take trees that should go into one project and put them elsewhere where they might be needed.

City Planner Hanson stated that they City has never had a program like that in the City. She stated that this proposal is definitely tough because they have to try to meet all the elements such as trees, ponding, and landscaping.

Community Development Director Ringwald stated that he agrees with City Planner Hanson and noted that buildings of this size are a bit tricky. He stated that this the City will have the

opportunity to revisit and think about it. He stated that they are trying to apply the code as it exists today and not try to put them behind a study to re-evaluate it. He stated that he agrees that the City does not want them to plant more trees than will survive, so they are trying to get to the balancing point of how much can be put in there.

Commissioner Rylee asked about the cul de sac on Lot 1, Block 1 and whether that would be the area where the truck movements were evaluated.

City Engineer Clark stated that when the daycare area was looked at, they did an access spacing review for how the industrial park would interact with the daycare and the trip movements for coming in and out. He stated that originally, they were lined up within the cul-de-sac. Since then, the plans shifted the access to the daycare and converts more of the northerly use so there are multiple access points for people to get out. He stated that they looked at all the turning movements for trucks and this access will work.

Commissioner Rylee stated that he feels it just looks awkward because everything for a building of that size is focused through a single entrance on the cul de sac and there is no circulation around the building. He stated that it just looks tight to him and asked if there would be an opportunity for right in/right out off of Engler.

City Engineer Clark stated that is a good point and noted that when they started the discussion on this development they worked closely with the applicant. He stated that the plans, up until today, have included access out onto Engler and more of an ancillary access for this corporate industrial area. He explained that the corridor study that the County is engaging in which notes that the future traffic volumes on Engler will not allow an additional access. He stated that Engler is kind of the new Highway 5 for the southwest suburbs. He stated that the County's policy does not allow it, so he believes the applicants have done their due diligence to make sure that at least truck movements and everything else works. He stated that he does not think that they would be moving forward with this site if they knew that operationally it would not work for them for this use.

Chair Dahlke opened the Public Hearing for comment at 8:11 p.m. There being no public comment, Chair Dahlke closed the Public Hearing at 8:12 p.m.

Commissioner Rylee stated that he is surprised that there are no members of the public at tonight's meeting. He noted that City Planner Hanson had addressed lighting and asked about noise considerations for the property.

City Planner Hanson stated that it is hard to comment on noise when the City does not currently have specific end users identified. She stated that once the end users are identified then the City can get more information from them in terms of the truck traffic amount and hours of operation.

Community Development Director Ringwald noted that the end users will need to meet the State regulations on noise like any other user on any other site. He stated that noise is regulated by the State and noted that the City has tried to address the issues that they can such as lighting, aesthetics, and landscaping without knowing the end user the best that they can.

Chair Dahlke noted that if this is zoned PMD-20, that will take a distribution center out of play, which vastly cuts down on traffic and noise.

Commissioner Brass stated that this is his specialty because he is an industrial broker. He explained that overall he thinks the development looks fairly good as far as the design, parking, and the overall look with multi-tenant purposes. He stated that regarding noise, the average warehouse user is actually kind of quiet. He stated that this is not really set up to be a manufacturing building with the clear height, so he doubts this will attract something like a metal stamper or someone who is making cabinets. He stated that he would suspect it would be some sort of warehousing user and those are relatively quiet.

Commissioner Rylee asked about the noise regulations and what it meant that it would be regulated by the State.

Community Development Director Ringwald stated if someone was concerned about noise, they would go out and do a noise test to see if they are above or below the noise standards. He explained that there are standards for daytime and standards for night time and noted that the City has done this type of testing with other businesses.

Motion by Commissioner Sailer, seconded by Commissioner Brass, to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for two industrial buildings in Chaska Creek Business Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by Mohagen Hansen, dated December 1, 2020.
    b. Chaska Creek Industrial - Additional Items Needed (pgs 1-12), submitted by Sambatek, dated December 30, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    d. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    e. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    f. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    h. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    k. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    l. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020

m. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
n. Architectural Renderings (pgs 1-5)
o. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
p. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
q. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
r. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
s. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
t. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
u. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
v. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
w. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
x. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
y. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021
z. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
aa. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
bb. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
cc. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021
dd. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021
ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021
ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
mm. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
nn. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
oo. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
pp. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek,

dated January 7, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the final plan.
10. Provision of a parking plan to show 1 parking stall per 350 square feet of warehouse space on each site, and to be submitted at final submittal.
11. Provision of prominently coniferous shrubs on the south edge of Lot 1, Block 2, and to be addressed in the landscape plan at final submittal.
12. Provision that additional trees are filled in the highlighted areas noted above, and additional shrubs to meet the landscape requirements, and to be addressed at final submittal.
13. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10-foot setback from property lines, and to be revised on the final submittal.
14. Provision of a maintenance summary of the proposed pedestrian pathways along the stormwater ponds to be addressed at final submittal.
15. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
16. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
17. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1, to be addressed at final submittal.
18. Provision of a 60 feet Right of Way width for all local streets.

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Olson, seconded by Commissioner Urbanski, to recommend approval of the rezoning from Open (O) to Planned Multi-Use District (PMD-20).
Roll Call Vote: Ayes – all. Motion carried.

7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Chaska Bluffs 2nd/DDK Construction/PC #2020-24

City Planner Liz Hanson presented item to the Commission.

Commissioner Urbanski stated that he is reviewing his notes from the last time the Commission discussed this project. He stated that there were a few neighboring properties that were concerned about the grading and asked if the developer had met with those people to address their concerns.

City Planner Hanson stated that the developer met with the homeowner on 4141 Painted Sky Trail to discuss some of their drainage concerns and have started some coordination on how the drainage problem can best be approached.

Commissioner Urbanski stated that in his notes he had a notation about a trail and asked if there was a proposed trail to go down to the Creek Road.

City Planner Hanson stated that in the concept plan she believes it was called out and explained that they had shown a longer extension of the maintenance access to go further into the ravine and wooded area but the City has opted against that in order to keep it more natural. He stated that the maintenance access will still exist but it will not be extended down to Creek Road.

Community Development Director Ringwald explained that the trail was intended, but it was not practical because of the rugged terrain in the area.

Chair Dahlke opened the Public Hearing for comment at 8:36 p.m. There being no public comment, Chair Dahlke closed the Public Hearing at 8:37 p.m.

Motion by Commissioner Lacey, seconded by Commissioner Rylee, to recommend to City Council approval of the Chaska Bluffs 2nd Preliminary Plat for a 17-lot subdivision on the Klingelhutz property in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-8), prepared by DDK Construction, dated December 25, 2020
    b. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
    c. Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
    d. Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
    e. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    f. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    g. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    h. Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    i. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    j. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    k. City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020

   l. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
   m. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020
2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Provision that all dump areas are cleaned up prior to release of a grading permit.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
10. Preservation of trees as noted in the Tree Survey.
11. LP Smartside to be used on front elevations.
12. 4-inch window trim to be used on all windows.
13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
15. Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.
16. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed, and to be addressed during final submittal.
17. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
18. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
19. Setbacks for Chaska Bluffs 2nd shall be as follows:
    a. Front: 30 feet
    b. Side: 10 feet house/7 feet garage
    c. Rear: 30 feet

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, second by Commissioner Sailer, to recommend to City Council approval of the rezoning from Open (O) to PRD-78.

Roll Call Vote: Ayes – all. Motion carried.

8.Other Business

8.A. Receive Other Meeting Minutes

8 A.i Receive the Nov 30th, Dec 7th, and Dec 21st City Council Meeting Minutes.

8 A.i.i. Receive the Minutes of the Oct 12th and Nov 9th Park Board Meetings.

8 A i.i.i. Receive the September 21st Draft EDA Meeting Minutes.

Chairperson Dahlke

- Expressed his appreciation to Commissioner Bowe for her work on the Commission. He also expressed his appreciation to Commissioner Cross and noted that she had spent many years working on various City items and stated that she is worthy of a lot of praise.

Commissioner Urbanski

- Gave kudos to staff on how quickly they worked on the railings along Big Woods Boulevard

Community Development Director Ringwald

- Noted that there are 2 openings on the Planning Commission
- There will be a City Council joint work session with all the Commissions that includes training on Social Media, hosted by the League of Minnesota Cities on February 22, 2021.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Olson, to adjourn the meeting at 8:45 pm.
Motion carried.

Minutes
CHASKA HUMAN RIGHTS COMMISSION
ZOOM
Thursday, February 25, 2021
6:30 PM

1. Roll Call
   Present: Welvaert, Carlson, Haga, Sandison, Hubbard, Castillo, S. White, L. White, Hughes
   Absent: Spreadbury

2. Adopt Agenda
   Motion: Carlson
   Second: Haga
   Kabat Roll Call Vote: Welvaert, Carlson, Haga, Sandison, Hubbard, Castillo, S. White, L. White, Hughes
   Motion Carried

3. Open Forum/Guest Presentation

   3A. Director of Parks and Recreation Marshall Grange and Chief of Police Ryan Seibert, both joined the meeting to introduce themselves to the new members of the commission. Kabat updated the new commissioners on previous meeting discussions such as working on the strategic plan (with council members), defining the role of the commission, key goals, and priorities the commission can work on over the next 2 to 3 years. Also shared previous relationship building with the Parks and Recreation Department and the Chaska Police Department. Both departments have a large degree of public interaction and engagement within the community.

   Marshall Grange and Chief Seibert shared some of the following topics

   New programs – Arts Consortium of Carver County
   Empowering Self through Art Workshops
   Group involvement – Park RX – 112 percent kindness
   Developing pedestrian and bicycle trails master plan
   Chaska Cares – continuing to sustain ongoing – Stuff the buss – Community Food Distribution

Community Policing and Outrage – Co-policing
Public Community Q & A – getting to know each other in the community
Fishing with friends, bus stop Tuesdays.

Kabat summarized both Grange and Chief Seibert's discussion by sharing the goal is to utilize the HRC as a sounding board with the Parks and Recreation and Police Department activities. Will be receptive to the commissions feedback that they will be sharing, and want their thoughts moving forward.

Kabat shared we do not have to limit our thought process to just the two departments. The commission can engage with other departments as well moving forward.

3B. Welcome/Intro for New Commissioners

Kabat shared some housekeeping procedures, need to understand this is a public meeting, anyone can come and join. Others can have opportunity to share thoughts, concerns. Understand that we want to be inviting but there are limits.

Understand this is a live meeting, may be watching on Zoom, community cable and/or U-tube.

Acknowledge the meeting is being recorded so formulate thoughts first. Do have open meeting laws, public audit open meeting laws that apply. Kabat explained the Quorum policy, 4 or more subject to meeting law for this Commission. Suggestion is to not socialize with 4 or more of the commission in one location. Notify Kabat if you will be attending an event, the appropriate steps must be taken. If four or more attending an event, Kabat would post a possible quorum. Kabat shared the electronic communication, **do not reply all**, if you want something shared send to Nate or one person. These are state laws and must be followed.

Each commissioner introduced themselves and shared a few words as to why they wanted to join the Human Rights Commission.

4. Approve Minutes
   4A - HRC Minutes December 17, 2020
   Motion: Carlson
   Second: Haga
   Kabat Roll Call Vote: Welvaert, Carlson, Haga, Sandison, Hubbard, Castillo, S. White, L. White, Hughes

Motion Carried

5. Treasurer's Report
   5A. Kabat updated the commissions $2,000.00 budget beginning of each calendar year. Last year did not spend the full amount due to cancelled events. Goal should be to spend the full $2,000.00. Start with $2,000.00 each year not able to roll over or donate.

6. Old Business
   6A. Recap: MLK Breakfast
   Commissioner Welvaert shared the event was on the cities U-tube page, it still can be viewed. Virtual was different but felt the commission captured the feeling of the community like they were all together. Parks and Rec was an added plus to the program. Commissioner Haga felt it was great as well, excellent job by Commissioner Carlson. Commissioner Carlson put a lot of work to make it come together as well as the help of Kevin Wright. Commissioner Carlson shared what we learned from this year to apply to next year. Kabat expressed we were able gain new partnerships to explore new ideas, the Arts Consortium, also partnered with breakaway academy, shared their thoughts for the future.

   6B. Discussion: 2021 Goals and Priorities
   Commissioner Welvaert shared the commission and members of the City Council worked hard last year on a Strategic Plan. Kabat wrote up a staff report outlining some of the goals and sent a copy of the strategic plan in the packet for review.

   Commissioner Welvaert suggested to brainstorm as what the commission would like to work on this upcoming year along with key goals. Think about other opportunities to join other committees. Commissioner Sandison inquired about the Green Card Voices exhibit; can we do this as a permanent outdoor exhibit? Discussion regarding this exhibit was talked about, liked the idea. Kabat will research further and report back.

   Commission is encouraged to send ideas/thoughts regarding goals/ideas to Kabat before next meeting or just come with thoughts to next months meeting.

   6C. Discussion: Letter to the Editor
   Commissioner Welvaert shared with the new members previous discussions on writing a letter to the editor to raise awareness of the Commissions work it has done. Kabat and Wright put together a draft letter for the commission to review. Very open to suggestions from the commission. Commissioners shared some ideas to add/change the letter. Ex: define diversity, translate letter in other

languages. Communications department has budgeted for a translation item. Wright will take the lead and work on updating the letter. Kabat will send out the revised letter to the commission. Will discuss at the next meeting.

Discussion was brought up to take a current photo of the commission for the City website. Need to do this sometime in the future. In the meantime, will use the HRC logo and take off Kabat's contact information.

Commissioner Carlson shared the purpose of the Diversity Calendar that was sent to the commission. Commissioner Carlson researched how other organizations utilize diversity calendars in their daily operations. Suggesting pick one or two topics on diversity to feature each month on the website. Commissioner Welvaert feels a great guide to utilize with what time of year the commission wants to plan events. This could possibly be another sub-committee that can be formed.

Commissioner Hubbard suggested to add Asian Pacific American Heritage Month in May to the diversity calendar. Kabat to add to the calendar.

7. New Business:
   7A. Form 2021 Committees
   Commissioner Welvaert suggested to discuss the sub-committees at next month's meeting. Kabat summarized how we used the present sub-committees in the past. Wants to make it clear that it is not a requirement to join a sub-committee. Current sub-committees are as follows:

   - MLK Breakfast
   - River City Days
   - Black History Month
   - Others?

   Commissioner Welvaert explained the River City Days Event, the commission is invited to volunteer during this event weekend. Kabat explained other sub-committees can be formed as needed.

   Commissioner Haga inquired if we want to broaden other observations to the diversity calendar? Kabat expressed this may be a trial and error and go from there for the time being.

   Commissioner Castillo inquired about forming a new sub-committee – A diversity sub-committee for recruiting, hiring, having a representative group of staff.

Commissioner Castillo found this to be a powerful way to insure people's voices are being heard. Sub-committee could possibly help advise city council on how to recruit, use different spectrums of the community. Commissioner Castillo would like to be a part of this possible new sub-committee. Kabat stated the city has had previous discussions on hiring, he feels Commissioner Castillo would be very knowledgeable, helpful and has great skills to share regarding this topic.

Commissioner Welvaert noted the MLK and River City Days events happen annually. The sooner the better to sign up for these two sub-committees the better. The commission should know by the upcoming month which sub-committee they would like to join.

Commission Hughes shared a lot of people attend school board meetings which are public, how does that apply to quorum? Kabat recommends commission to coordinate with each other for a possible quorum. Commissioner Hughes inquired for River City Days can the commission hang thank you banners up for community members? Kabat recommends for the River City Days sub-committee look into Commissioners Hughes question.

Commissioner Welvaert explained a Sub-committee can consist of 3 or less members. This can include Kabat or other community members that are joining **NOTE**: *ONLY 3 commissioners per sub-committee.*

Commissioner Sandison shared the month of July is coming up quickly, nice to think about if we can honor George Floyd? Kabat expressed a good idea. Commission needs further discussion on this topic.

Kabat recommends forming a calendar sub-committee

NOTE: *Please let Kabat know where your interest is for joining a sub-committee before the next meeting.*

7B. 2021 Chair, Vice-Chair, Secretary, and Treasurer

Treasurer/Secretary - Kabat recommends keeping with staff, Kabat accepted the role and happy to serve.

Commissioner Welvaert explained anyone can make a recommendation/nomination for the open 2021 HRC positions. Commissioner

Welvaert shared her reasoning to step down from the Chairperson position but would like to continue to serve on the commission.

Commissioner Welvaert presented her reasoning to nominate Commissioner Sarah Carlson for Chairperson for the Human Rights Commission for Chaska

Motion: Welvaert
Second: Haga
Kabat Roll Call Vote: Welvaert, Carlson, Castillo, Haga, Hubbard, Sandison, S. White, L. White, Hughes
Motion Carried.

Commissioner Welvaert nominated commissioner Haga for Vice-Chair
Commissioner Haga accepted
Motion: Welvaert
Second: Castillo
Kabat Roll Call Vote: Welvaert, Carlson, Castillo, Haga, Hubbard, Sandison, S. White, L. White, Hughes
Motion Carried

Kabat explained council does need to approve the motions, it will go to the March 15th council meeting. Officially start the March 25th meeting.

Kabat explained Commissioners fill the position for 3 calendar years except for the youth position is for one year but can reapply.

Commissioner Carlson and Welvaert shared the passing away of Barbara Colhapp who was a founding member of the Human Rights Commission. She was a great contributor to the commission and will be missed.

8. Other Business
   Commissioner Welvaert shared Judith Meisel passed away in November, grateful she was able speak to our community.
   Kabat will send out the workshop links Marshall Grange shared. Notify Nate if you are interested, could be a possible quorum.

9. Next Meeting Date – March 25, 2021

10. Adjourn
    Motion: Haga
    Second: Carlson
    Kabat Roll Call Vote: Welvaert, Carlson, Castillo, Haga, Hubbard, Sandison, S. White, L. White, Hughes