Attention Location & Zoom Option

In order to practice social distancing related to the COVID-19 pandemic, the Chaska City Council meeting on Monday, April 19th, 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 19, 2021
5:30 PM

1. Roll Call

2. CLOSED SESSION - City Administrator's Annual Review 5:30 to 7:00 PM

   Under Minnesota Statute Section 13D.05 Subdivision 3(a) the City Council has the authority to conduct a closed session for the review of any employee under our direct supervision. The only topic of the discussion in this closed session will be the performance review of City Administrator Matt Podhradsky. The meeting will be taped, and the recording kept for three years, as required by the Minnesota Open Meeting Law. As is required by State Statute, a summary of conclusions regarding the evaluation will be given at the next open session of the Chaska City Council.

3. OPEN SESSION

4. Pledge of Allegiance

5. Adopt Agenda

6. Visitor Presentation

    6.A. Recognition of the Chaska Hawks Girls' Basketball Teams State Championship

    6.B. Review of Last Years EOC Operations - Fire Chief Tim Weibe

7. Approve Previous Meeting Minutes

    7.A. Approve the Minutes of the April 5, 2021 City Council Meeting

8. Consent Items

    8.A. Adopt Resolution 2021-21, Approval of State Premises Gambling Permit to Chaska Lions

    8.B. Wetland Replacement Plan for Harvest West 3rd Addition

    8.C. Accept the Public Improvements in Chaska Bluffs 1st Addition

    8.D. Adopt Ordinance 996, Approving the Zoning Ordinance Amendment to Section 9.20 for Fences/City of Chaska/PC #2021-04

    8.E. Adopt Resolution 2021-23, Bond Sale Reimbursement

    8.F. Installation of Cricket Pitch at McKnight Park

    8.G. Site Assessment Agreement Amendment regarding Lot Split/Consolidation for 3919 Bavaria Road (Bavaria Downs)

    8.H. Adopt Resolution 2021-24, Resolution in Support of a Pre-Development Grant Application to the Carver County CDA

9. Action Items

    9.A. Adopt Resolution 2021-22, Approving the Concept Plan for Cantissimo of Chaska/Anasazi Holdings, LLC/PC #2021-03

10. Bills

    10.A. ACCOUNT PAYABLE COUNCIL ROSTER 4-19-2021

11. Other Business

    11.A. City Administrator's Report

11.B. Biweekly Report 4-19-21

11.C. Other Reports

11.C.i. Financial Reports - February

12. Adjourn

DRAFT

- MINUTES -
CHASKA CITY COUNCIL
April 5, 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; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Huang to adopt the agenda as presented. Motion carried.

5. Visitor Presentation
5.A. Community Statement Against the Rise of Anti-Asian Hate by the Chaska Human Rights Commission

Commissioner Seth Spreadbury read a statement from the Chaska Human Rights Commission.

The Council thanked the Commission for their statement and shared some thoughts regarding hate against groups of any kind.

6. Minutes
Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the March 15, 2021 City Council meeting. Motion carried.

7. Consent Agenda
Councilmember Hubbard requested clarity on item 7a.

City Administrator Podhradsky provided further information regarding that item.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the Consent Agenda Items A through I:

A. Adopt Ordinance 995, Amend Chapter 10, Article 10.40, Section 10.04.010 Traffic Regulations

DRAFT

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.

B. Adopt Resolution 2021-13, Support for State Bonding for County Highway 18 - West 82nd Street
   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.
C. Adopt Resolution 2021-14, Amending 2020 Fund Budgets
   Motion to adopt Resolution 2021-14 Amending 2020 Fund Budgets.
D. Adopt Resolution 2021-15, Amending 2021 Fund Budgets
   Motion to adopt Resolution 2021-15 Amending 2021 Fund Budgets.
E. Transient Accommodation Renewals
   Motion to approve the 2021-2022 transient accommodation licenses effective May 1, 2021 through April 30, 2022.
F. Acceptance of Revised Carver County SHIP Grant for Pedestrian and Bicycle Master Plan
   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.
G. Park Board Commission Appointments
   Motion to appoint Thomas Massey and Karli Cich as Commissioners to the Chaska Park Board.
H. Adopt Resolution 2021-16, 2021 Overlay Program
   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.
I. Adopt Resolution 2021-20, Award Bid for Directional Boring of 2021 Overhead to Underground Electric System
   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.

Motion carried.

Motion by Councilmember Huang, second by Councilmember Huang to recess for a short break due to technical difficulties. Motion carried.

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

City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl looked to confirm this was part of the City.

DRAFT

City Administrator Podhradsky clarified that it is, and Assistant Administrator Kabat continued his presentation of the item.

Mayor Windschitl inquired if the Traditions property is part of TIF district 24.

City Administrator Podhradsky stated that it is.

Mayor Windschitl opened the public hearing at 7:54 pm.

Jay Moore, applicant, spoke briefly regarding the project.

Mayor Windschitl closed the public hearing at 7:57 pm.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2021-17 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 carried.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2021-18 authorizing the execution of a redevelopment agreement and granting a business subsidy. Motion carried.

8.B. Adopt Resolution 2021-19, Accept 2021 Downtown Reconstruction Project Feasibility Study
City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Councilmember Hubbard asked if parking is increasing with the added diagonal lots.

City Engineer Clark stated that parking is increasing.

Councilmember Hubbard inquired if a change of use requires the building to be sprinkled.

City Administrator Podhradsky provided further information regarding this.

City Engineer Clark continued his presentation of the item.

Mayor Windschitl commented that the construction schedule looks light.

City Engineer Clark replied that the size of the project allows for this.

City Administrator Podhradsky spoke further regarding the construction schedule.

Mayor Windschitl asked if there will be a walkway that would lead to the future undercrossing of Hwy 41.

DRAFT

City Engineer Clark stated that the issue with that is grade and explained the challenges of that further.

City Administrator Podhradsky provided additional comment regarding the walkway. He also detailed next steps in the project timeline.

Motion by Councilmember Hatfield, second by Councilmember Huang 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.

The Council and Staff discussed the reconstruction project timeline for future projects.

Motion carried.

9. Bills
9.A. Accounts Payable Council Roster 4-5-2021

The Council requested further information about bills on pages 33 and 43.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau 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 4-5-2021
10.B. Other Meetings
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

Councilmember Grau:

- Reported that the Stuff the Bus event was amazing.
- Noted that Jackie Johnson has announced her retirement from the Eastern Carver County Community Education Recreation Advisory Board.
- Noted the Shade Tree Program order ends April 9th.
- Reported a reminder from a resident to check electrical lines coming into new houses after the ground settles.
- Reminded residents to continue safety precautions with COVID.
- Wished the Chaska girls basketball team good luck on Thursday at the quarterfinals.
- Asked when the median that was hit outside the Community Center will be fixed. City Administrator Podhradsky noted he will look into it.

DRAFT

Councilmember Huang:

- Noted the there is a food distribution event on April 15th at the old Gendey factory and that volunteers are still needed.
- Inquired if the City will be doing anything to mark catalytic converters on vehicles. City Administrator Podhradsky explained what the City has suggested residents to regarding this issue and stated they will discuss it at the staff meeting tomorrow.

Councilmember Hubbard:

- Asked when Canyon Road Park is slated to have playground equipment replaced. City Administrator Podhradsky stated he would check into it.

Councilmember Hatfield:

- Noted that it is National Minority Health Month.

City Administrator Podhradsky:

- Noted the joint School Board/surrounding city council meeting on Wednesday, April 14 at 7pm via ZOOM. Technical issues prohibited the recording of Mayor Windschitl's comment regarding this topic.

Mayor Windschitl:

- Noted the electric utility company was recognized for reliable electric service in 2020.
- Offered his condolences to the Swanson family regarding the loss of Jon.
- Noted the next Council meeting is April 19th.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 9:22 pm. Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/19/2021

Subject: Approval of State Premises Gambling Permit to Chaska Lions

Prepared By: Denise Beebe, Senior Clerk

The Chaska Lions of Chaska, Minnesota has requested approval to conduct lawful gambling at Crooked Pint Ale House located at 340 Chaska Blvd, Chaska. The Minnesota State LG214 Application to conduct on site Gambling has been completed by the Club. A Resolution adopted by the Chaska City Council must accompany the application to the State to indicate that the request has been approved. No permit fee is required by the City.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-21 approving the Chaska Lions request to conduct lawful gambling at the Crooked Pint Ale House, Chaska.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 4/19/2021 RESOLUTION NO. 2021-21

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

A RESOLUTION APPROVING MINNESOTA STATE PREMISES GAMBLING PERMIT FOR THE CHASKA LIONS

WHEREAS, The Chaska Lions, a non-profit organization out of Chaska, Minnesota, is making application to the State of Minnesota for two a premises gambling permit (form LG214);

WHEREAS, The permit will be exclusive to Crooked Pint Ale House located at 340 Chaska Blvd, Chaska, Minnesota, 55318;

WHEREAS, The permit will allow the Chaska Lions to conduct legal gambling on the premises, and;

WHEREAS, State application requires approval by Resolution No. or attached Minutes to the state application from the Local Unit of Government;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chaska does hereby approve the request of the Chaska Lions to the State of Minnesota for a premises gambling permit, to conducted legal gambling at the Crooked Pint Ale House, 340 Chaska Blvd, Chaska, Minnesota 55318.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 19th day of April, 2021.

_____
Mayor of Chaska

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/19/2021

Subject: **Wetland Replacement Plan for Harvest West 3rd Addition**

Prepared By: Brent Alcott, Water Resources Coordinator
On Behalf Of: Matthew Clark, City Engineer

As the Local Governmental Unit (LGU) that oversees the Wetland Conservation Act process in Chaska, the City has worked with all regulatory agencies involved in commenting on the wetland replacement plan for the Harvest West 3rd Addition development. There are three wetlands in the project area, all of which will be impacted for the residential housing development expansion, see Exhibit A.

The impacts to Wetland 5 and Wetland B are proposed to be mitigated through the purchase of wetland banking credits. Wetland 4 which neighbors the MnDOT right-of-way, was determined to be inadvertently expanded due to construction of Highway 212. As a result, the 655 square feet of proposed impact to Wetland 4 is incidental and does not require replacement and the remainder of wetland area will be protected.

The applicant will provide wetland mitigation through the purchase of wetland banking credits. City Council has approved the preliminary plat of the development and staff has worked with all regulatory agencies involved in commenting on the wetland replacement plan for the development. All said comments by state and local agencies have been addressed in the attached plan.

CITY COUNCIL ACTION REQUESTED
Motion to Approve the wetland replacement plan for the Harvest West 3rd Addition.

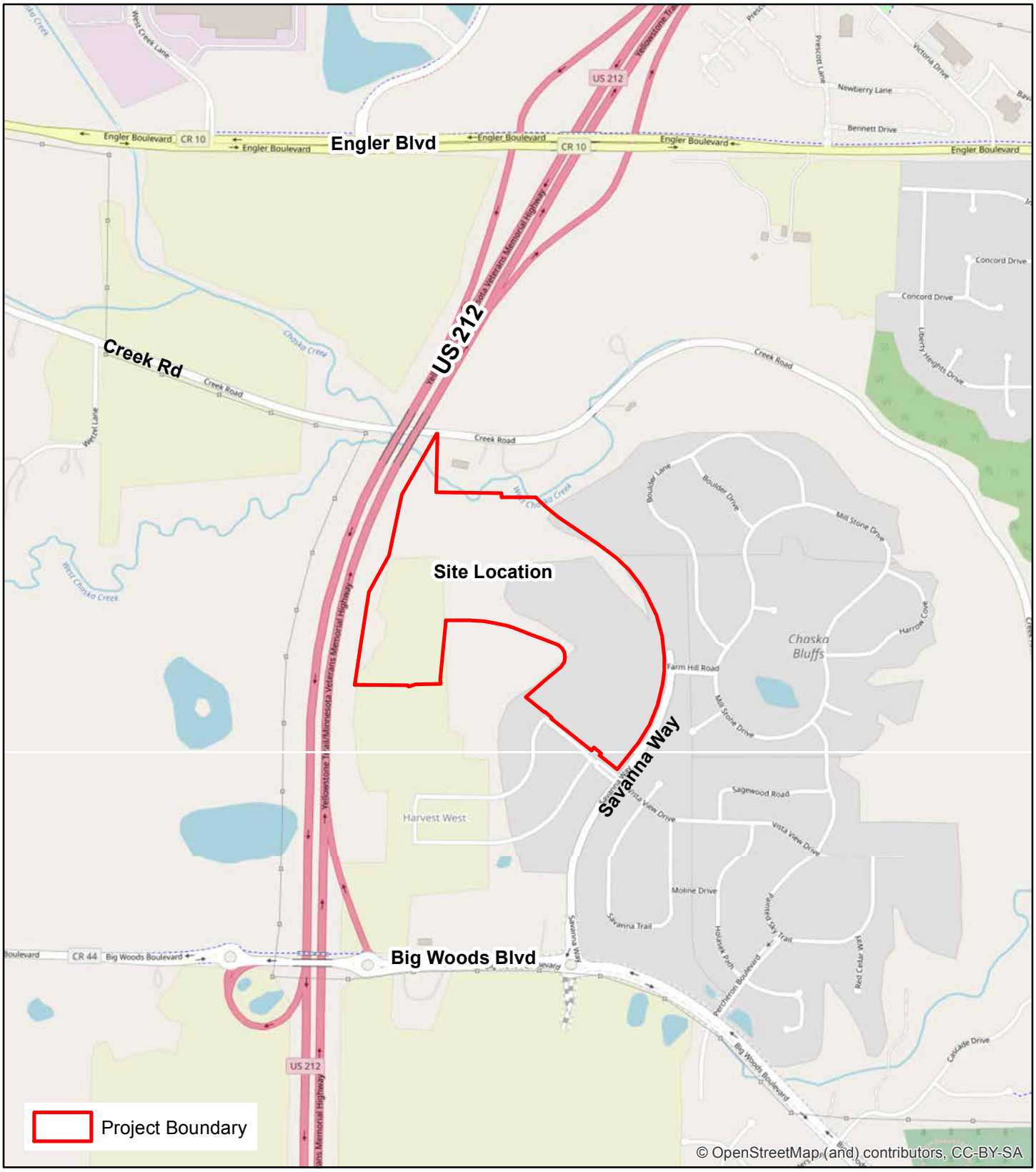


Figure 1 - Site Location

N 0 900 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets Basemap

Harvest West 3rd Addition (KES 2020-110)
Chaska, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

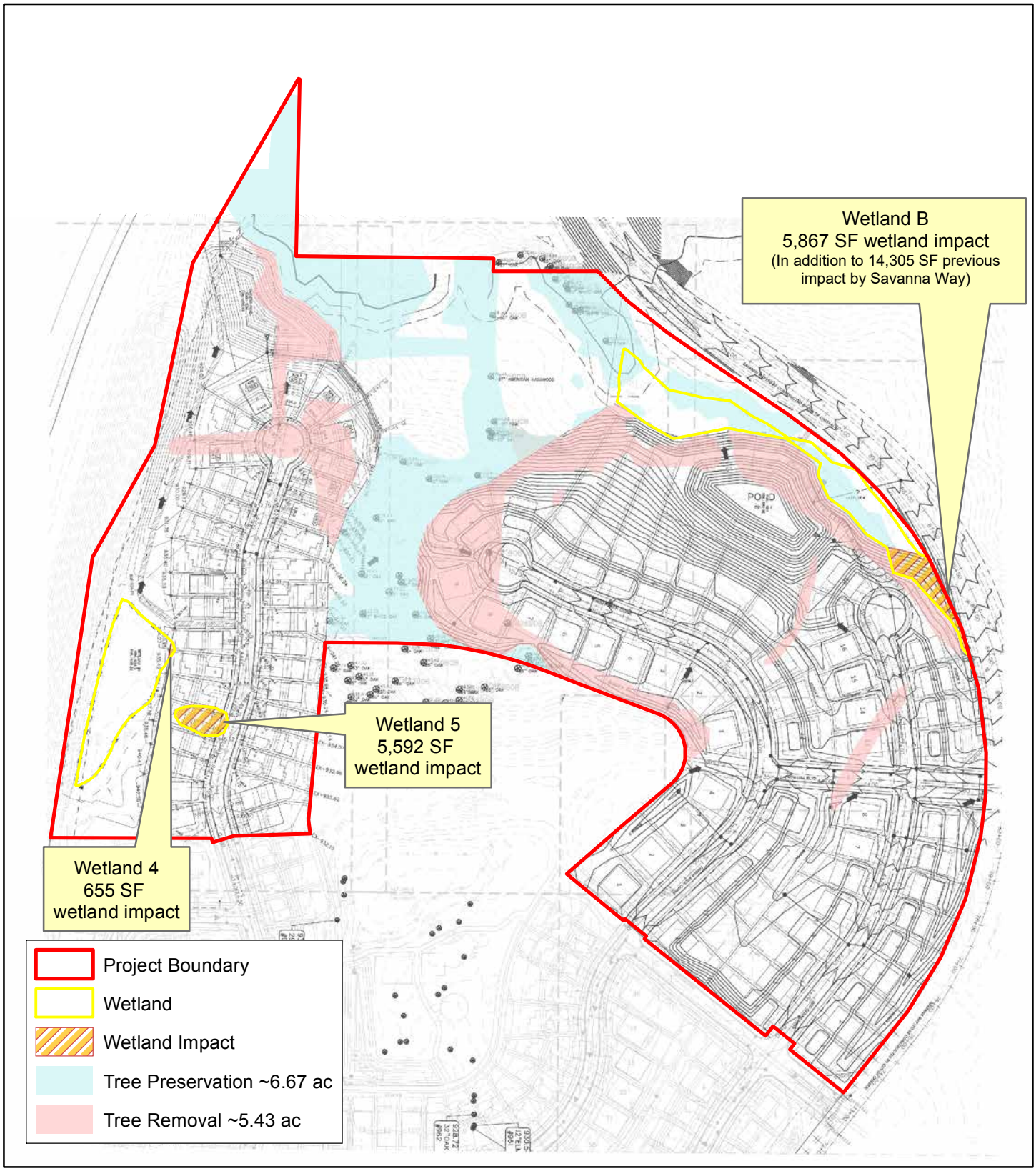


Figure 3 - Proposed Grading Plan

N

0 300 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons, Alliant Engineering, Inc.

Harvest West 3rd Addition (KES 2020-110)
Chaska, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/19/2021

Subject: Public Improvements – Chaska Bluffs 1st Addition

Prepared By: Matt Clark, City Engineer

Installation of public improvements is completed in Chaska Bluffs 1st Addition. Consistent with terms of the Development Agreement, Chaska is in the position to formally accept said improvements as public facilities. Further, the letter of credit guaranteeing those improvements shall be reduced to 5% for a period of 2 years from the date of acceptance.

CITY COUNCIL ACTION REQUESTED

Motion to accept the public improvements in Chaska Bluffs 1st Addition as municipal facilities and adjust the letter of credit accordingly.

DDK construction inc.

4/13/2021

Mr. Matt Clark, PE
City Engineer
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318

Subject: Chaska Bluffs Addition- Landscape

Dear Mr. Clark:

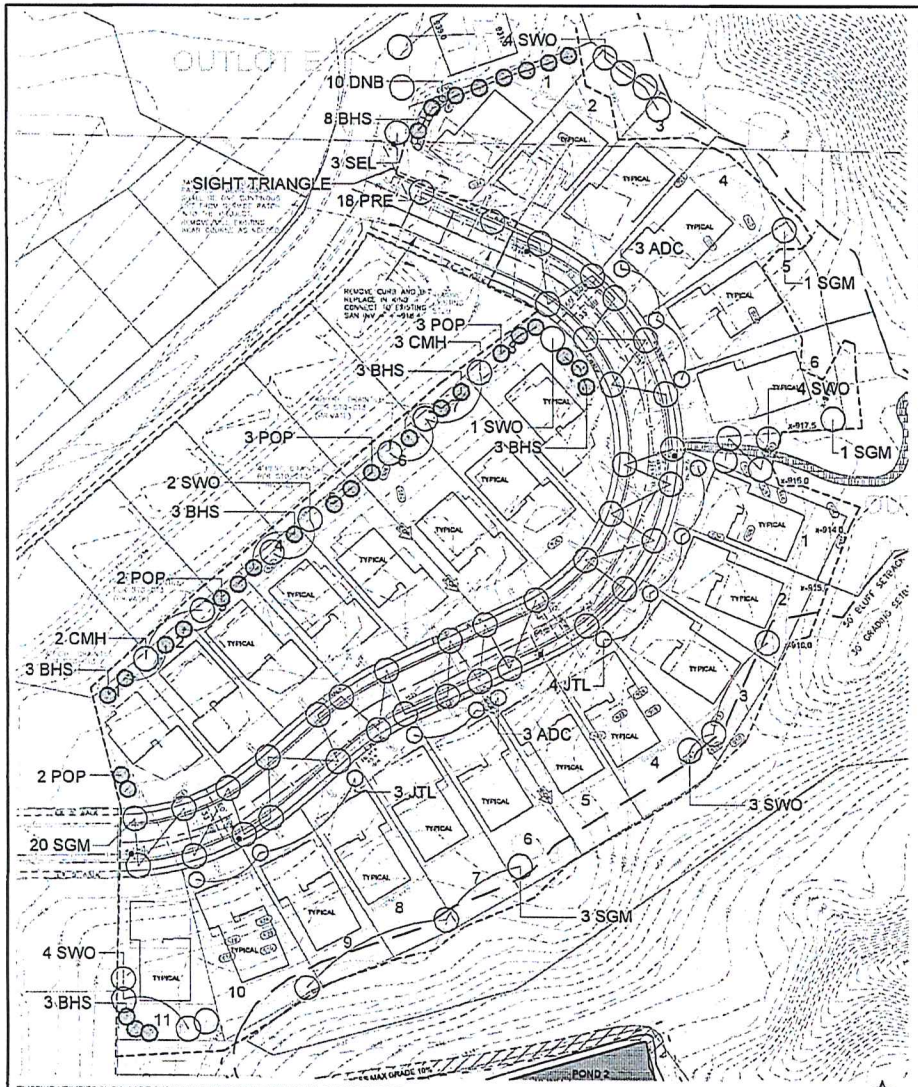
It is DDK Construction's understanding that they are responsible to complete the landscaping per plan dated 11/22/19 prior to the final warranty of the Chaska Bluff development being issued.

If you have any questions, please contact me at (952)233-2728.

Sincerely,

Tim R. Heiland

2970 CHASKA BLVD, CHASKA, MN 55318
(952) 233-2728 WWW.DDKCONSTRUCTION.COM



PLANT SCHEDULE - SITE TREES

KEY	QTY	COMMON/BOTANICAL NAME	SIZE	ROOT	REMARKS
OVERSTORY / ORNAMENT DECIDUOUS TREES					
CMH	05	COMMON HACKBERRY / Celtis occidentalis	2.5"	BB	-
PRE	18	PRINCETON ELM / Ulmus americana 'Princeton'	2.5"	BB	-
SEL	03	SENTRY LINDEN / Tilia americana 'Sentry'	2.5"	BB	-
SGM	25	SIENNA GLEN MAPLE / Acer x freemanni 'Sienna'	2.5"	BB	-
SWO	18	OAK, SWAMP WHITE / Quercus bicolor	2.5"	BB	-
ADC	06	ADAMS CRABAPPLE / Malus x 'Adams'	2.5"	BB	-
JTL	07	NORY SILK LILAC / Syringa reticulata 'Ivory Silk'	2.5"	BB	-
EVERGREEN TREES					
BHS	23	SPRUCE, BLACK HILLS / Picea glauca var. densata	6'	BB	-
POP	10	PINE, PONDEROSA / Pinus ponderosa	6'	BB	-
SHRUBS					
DNB	10	DIABOLO NINEBARK / Physocarpus opulifolius 'Nanlo'	#10	CONT.	-

GENERAL NOTES PLAN SPECIFIC:

All plantings shall be true to name and size in accordance with American Nurseryman's Standards.

All plantings shall be guaranteed for one year (365 days) from date of acceptance. Landscape Contractor shall replace any dead or damaged plants at no additional cost to Owner during the guarantee period. Landscape Contractor shall make monthly site maintenance inspections and notify owner of maintenance deficiencies.

All trees shall be guyed at the discretion of the landscape contractor. Landscape contacter shall warrant plants to be plumb at the end of the warranty period. All trees shall be wrapped at the end of November of installation year.

All shrub beds shall receive a 3"-4" layer of dark brown shredded mulch free of leaves, twigs, and other extraneous debris.

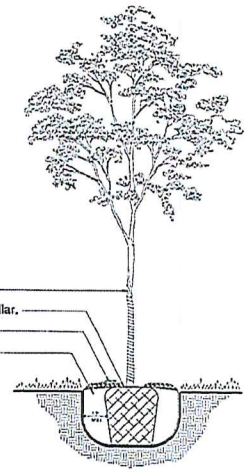
Sod shall be cultured Kentucky bluegrass, free of weeds and clumps. All area within the irrigations limits shall be sodded. Landscape Contractor will water at time of installation and roll all sod as needed to assure a smooth turf. All slopes greater than 3 to 1 shall be staked.
Any sliding of sod shall be replaced by Landscape Contractor at no cost to the owner.

All areas outside the irrigation limits shall be seeded with MNDOT 25-131 and mulch with straw disc anchored. Any slopes greater than 3:1 shall be blanketed with 2 side straw blanket.

A performance base irrigation system shall be installed by the Landscape Contractor including sleeve as needed. RPZ shall be supplied to the general contractor for installation. Coordinate with the general contractor for the size of the irrigation stub. IRRIGATION INSTALLED ONLY IN THE SODDED TURF AREAS.

Landscape Contractor shall be responsible for locating all utilities by actual location in the field prior to any planting operation.

Shade Tree Planting Detail
Level Location - No Scale



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST				
DRAWN BY				
DML				
CHECKED BY				
DML				
DATE				
11/22/19				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daren M. Labreee, ASLA
Date: 11/22/2019 Lic. No. 43733

Han-Ba-Son
Landscape • Designers • Contractors

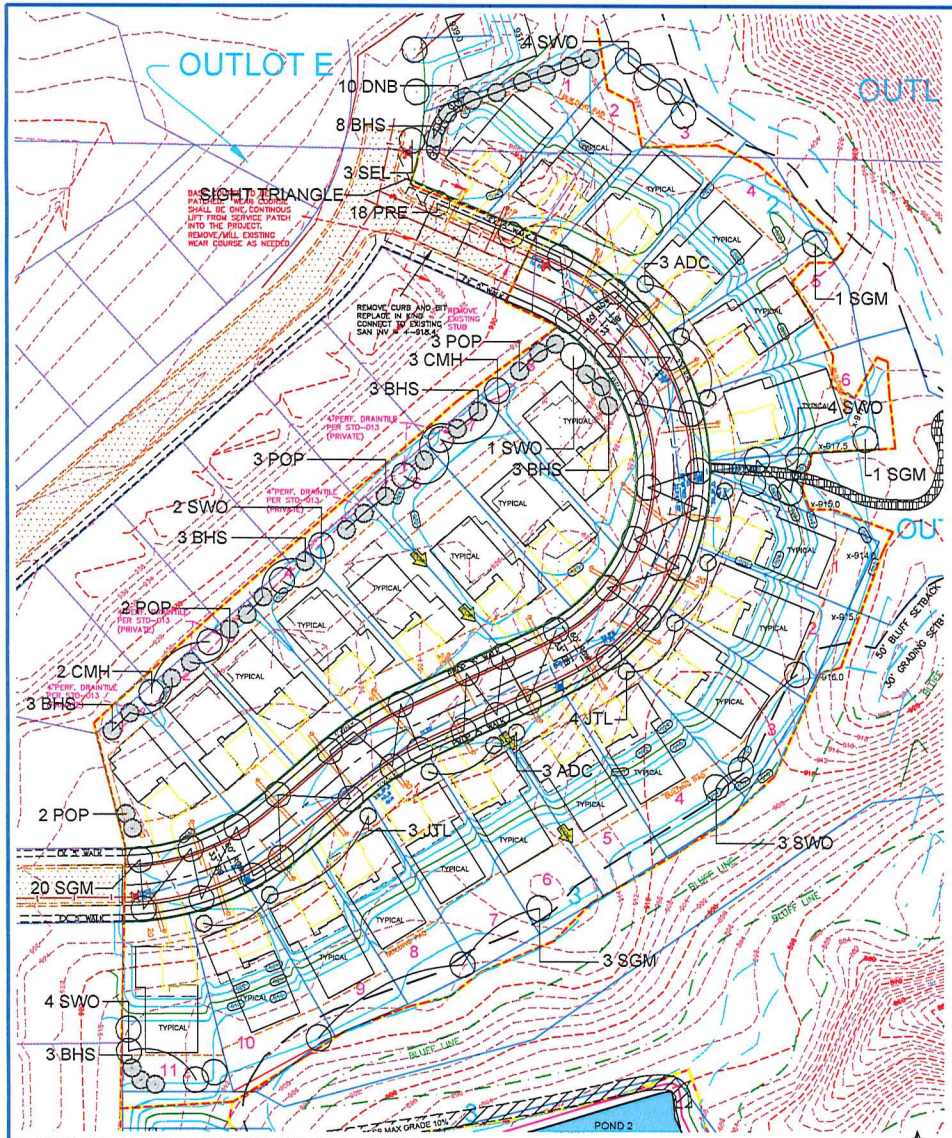
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO.
—
CHASKA, MINNESOTA

FINAL LANDSCAPE PLAN
CLUB WEST
DDK CONSTRUCTION INC.

FILE NO.
1900040
LF1

PROJECT NAME AND LOCATION



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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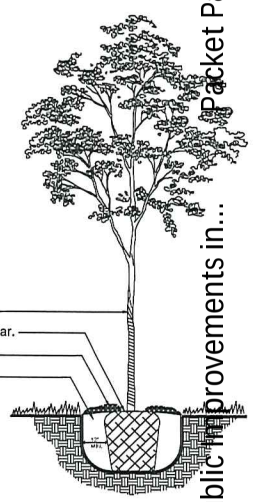
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Shade Tree Planting Detail
Level Location - No Scale



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CLUB WEST				
DRAWN BY				
DML				
CHECKED BY				
DML				
DATE				
11/22/19				

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Daren M. Laberee, ASLA
Date: 11/22/2019 Lic. No. 43033

Lan-De-Con
Landscape • Designers • Contractors

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

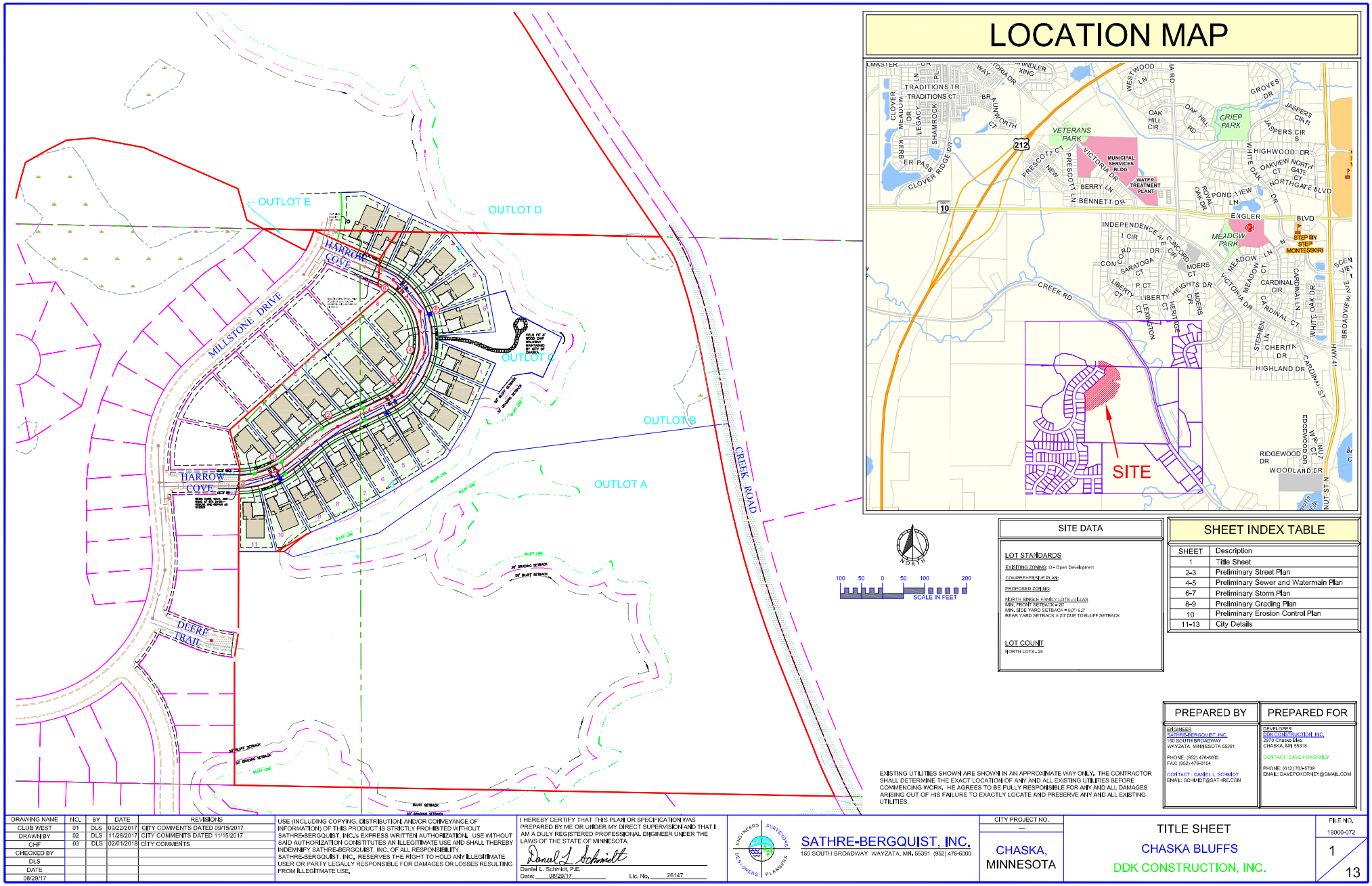
CITY PROJECT NO.
–

CHASKA, MINNESOTA

FINAL LANDSCAPE PLAN
CLUB WEST
DDK CONSTRUCTION INC.

FILE NO.
19000-072
LF1

8.C. Accept the Public Improvements in... Packet Page 17 of 151



SITE DATA
LOT STANDARDS
EXISTING ZONING: O - Open Development
COMPREHENSIVE PLAN:
PROPOSED ZONING:
NORTH SINGLE FAMILY LOTS - VILLAS MIN. FRONT SETBACK = 20' MIN. SIDE YARD SETBACK = 5.0' / 5.0' REAR YARD SETBACK = 20' DUE TO BLUFF SETBACK
LOT COUNT
NORTH LOTS - 25

SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2-3	Preliminary Street Plan
4-5	Preliminary Sewer and Watermain Plan
6-7	Preliminary Storm Plan
8-9	Preliminary Grading Plan
10	Preliminary Erosion Control Plan
11-13	City Details

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-6104 CONTACT - DANIEL L. SCHMIDT EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER DDK CONSTRUCTION, INC. 2970 Chaska Blvd. CHASKA, MN 55318 CONTACT: DAVE POKORNEY PHONE: (612) 703-5709 EMAIL: DAVEPOKORNEY@GMAIL.COM

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	01	DLS	09/22/2017	CITY COMMENTS DATED 09/15/2017
DRAWN BY	02	DLS	11/28/2017	CITY COMMENTS DATED 11/15/2017
CHF	03	DLS	02/01/2018	CITY COMMENTS
CHECKED BY				
DLS				
DATE				
08/29/17				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 08/29/17 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. —

CHASKA, MINNESOTA

TITLE SHEET
CHASKA BLUFFS
DDK CONSTRUCTION, INC.

FILE NO. 19000-072

1 / 13

19000-072, CHASKA BLUFFS

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/19/2021

Subject: **Zoning Ordinance Amendment: Revise Height Requirement for Fences Enclosing Pools and Revise Decorative Fence Design Requirements**

Applicant: City of Chaska

Case No.: 2021-04

Synopsis: The applicant is requesting approval of a ZOA to the fence requirements for enclosing pools, reducing the height requirement from 5 feet to 4 feet. In addition, they are requesting to include a regulation that chain link fences are not considered decorative.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Ordinance

Decorative Fence Revision (Section 9.20.2cii)
The fence ordinance has certain regulations for front, side and rear yard fences. Decorative fences are the only fence allowed in the front yards. These fences must be no greater than 50% opacity and must be decorative. Historically, chain link fences have not been accepted as 'decorative' and thus are only allowed in the side (if doesn't exceed 4 feet) and rear yard. The current fence ordinance does not exemplify this. In that regard, the City is asking to revise the 'Design Requirements' for decorative fences to include language that does not consider chain link fences as decorative (Section 9.20.2cii in proposed draft ordinance).

Fences Enclosing Swimming Pools Revision (Section 9.20.3.5)
The existing fence ordinance requires a fence of at least 5 feet in height to enclose swimming pools. This regulation was put in place several years ago and was done to match certain safety protocol in building code. The current building code no longer requires 5 feet, rather only 4 feet. And as such, other metro communities have changed their fence ordinance to allow at least 4 foot high fences to enclose swimming pools as it still provides the level of safety needed to keep small children from these pieces of equipment. The City of Chaska wishes to do the same. Revising the height regulation to at least 4 feet in height would also be in line with some existing HOA requirements in larger neighborhoods (ie. The Harvest), where they require fences to be no higher than 4 feet high on all properties (pool or no pool). If someone were to install a pool on their property they would have to exceed their HOA requirements. This revision would provide more congruency with existing neighborhoods' HOAs.

PLANNING COMMISSION ACTION TAKEN 4/14/2021:
Motion to recommend approval of the Zoning Ordinance Amendment to Section 9.20 of the Zoning Ordinance (Fences) for decorative fences and fences enclosing swimming pools.

CITY COUNCIL ACTION REQUESTED:

Motion to adopt Ordinance No. 996 approving the Zoning Ordinance Amendment to Section 9.20 of the Zoning Ordinance (Fences) for decorative fences and fences enclosing swimming pools.

ORDINANCE NO. 996

AN ORDINANCE AMENDING SECTION 9.20 (Fences) OF THE ZONING ORDINANCE BY ADDING AND REPLACING SAID SECTION

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

THE CITY COUNCIL OF THE CITY OF CHASKA DOES ORDAIN:

Section I. Section 9.20.3.3cii (Decorative Fences, Design Requirements), of the Zoning Ordinance, City of Chaska, Minnesota is hereby added to read as follows:

9.20.3.3cii Decorative Fences, Design Requirements

ii) A chain link fence is not considered decorative

Section II. Section 9.20.3.5 (Fences Enclosing Swimming Pools), of the Zoning Ordinance, City of Chaska, Minnesota is hereby amended to read as follows:

9.20.3.5 Fences Enclosing Swimming Pools

a) Required:

i) A safety fence shall be installed around all underground swimming pools.

ii) A safety fence shall be installed around all an above-ground swimming pools when the above-ground swimming pool is accessory to a single-family dwelling, a safety fence is required if the pool is both greater than 24 inches in depth and more than 5,000 gallons in capacity.

b) Height Restrictions:

i) A safety fence at least four (4) but no more than six (6) feet in height shall be constructed to completely enclose an inground swimming pool.

ii) A safety fence at least four (4) but not more than six (6) feet in height shall be constructed to completely enclose an above ground swimming pool or the sides of the pool above grade shall be a minimum of four (4) feet in height.

c) Construction and Design Requirements:

i) Any opening between the fence bottom and the ground shall not exceed four (4) inches.

ii) Any opening within the fence shall not exceed four (4) inches.

iii) Pedestrian access gates for pool enclosures shall be self-closing and self-latching hardware. The release

mechanism shall be placed no lower than 48" from grade. All other service gates and pool ladders shall have lockable hardware and be locked at all times when not in use.

iv) All such fences shall be constructed so as not to be easily climbable, and generally to prevent children from gaining uncontrolled access.

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 19th day of April, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

SECTION 9

SPECIAL REGULATIONS

The following regulations shall apply to all zoning districts unless specifically stated otherwise. Determination of potential or actual noncompliance with such special regulations shall be made by the City Council or its duly appointed agent. All uses and structures shall comply with all applicable local, State and Federal laws, rules and regulations.

9.20 FENCES

9.20.1 INTENT:

The purpose of this Section is to enact minimum restrictions on fencing necessary to ensure orderly and attractive development, to enhance the "curb appeal" from Chaska's streets, to protect the health and welfare of Chaska's citizens, to allow a free flow of air, and to prohibit unreasonable restrictions of view while allowing each property owner to protect his or her property and privacy.

9.20.2 GENERAL REQUIREMENTS:

a) Construction, Maintenance, and Design Requirements:

i) Fencing shall be constructed and maintained so as not to endanger life or property. Any fence which through lack of repair, type of construction, or which otherwise imperils health, life, property, or the aesthetic quality of a neighborhood shall be deemed a public nuisance.

ii) The side of the fence considered to be the face shall face abutting property. The face shall be defined as the finished side of the fence rather than the side with structural supports.

iii) If fencing is built away from a property line, property on both sides of the fence must be maintained so as not to create a public nuisance.

b) Fence Location Requirements:

i) All fences shall be located entirely upon the private property of the person, firm, or corporation constructing the fence.

ii) When driveway, access, or walkway easements are located on private property, fences shall not be constructed on the easement. No fence shall be constructed which obstructs the flow of water upon a drainage or ponding easement.

c) Traffic Visibility Requirements:

On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of two and one-half (2 1/2) feet above the centerline grades of the adjacent streets.

d) Permit Requirements:
All fences require building permits.

9.20.3 REQUIREMENTS FOR RESIDENTIAL AREAS:

9.20.3.1 General Design Requirements

a) The use of barbed wire, or of any electrical current is prohibited;

b) If a chain link fence is constructed, it shall have a minimum gauge of 11.

9.20.3.2 Rear Yard Boundary Fence

a) Height Restrictions:

A rear yard boundary fence shall not exceed six (6) feet in height.

b) Required Yard Location:

i) A rear yard boundary fence shall be permitted only within the rear yard, except where rear yard access from the principal building is achieved from an entrance/exit to a side yard. In such instances, a six (6) foot boundary fence is permitted in the side yard to a distance not greater than three (3) feet beyond the entrance/exit in the direction of the front yard.

ii) Should a corner lot have a rear lot line in common with the side lot line of an abutting lot, the boundary fence shall meet the principal structure's required side yard setback for corner lots, or shall not extend past the front corner of the house on the abutting lot, whichever is less.

iii) Large lots containing structures set back 100 feet or more from a street right-of-way, a rear yard boundary fence shall be permitted within side yards to the front of the structure, or in the case of two adjacent structures, to a line connecting the front of such structures. (Ord. No. 620, Sec. 2, 6/16/97)

9.20.3.3 Decorative Fences

a) Height Restrictions:

A decorative fence, or any natural hedge or closely planted vegetation, shall not exceed four (4) feet in height within the limits of the front yard.

b) Required Yard Location:

i) A decorative fence is the only type of fence allowed within the limits of the front yard, except as indicated in Subsection 9.20.2(b).

ii) A decorative fence erected on a corner lot shall be subject to the additional traffic visibility requirements in Subsection 9.20.2(c).

c) Design Requirements:

i) A decorative fence shall have an opacity of no greater than 50 percent.

ii) A chain link fence is not considered decorative

9.20.3.4 Rear Yard Privacy Fences

a) Height Restrictions:

A rear yard privacy fence shall not exceed eight (8) feet in height.

b) Required Yard Location:

A rear yard privacy fence shall be located only within the buildable area of the rear yard. Under no circumstances shall a rear yard privacy fence be allowed in the side or front yard of a residential lot.

9.20.3.5 Fences Enclosing Swimming Pools

a) Required:

i) A safety fence shall be installed around all underground swimming pools.

ii) A safety fence shall be installed around ~~all~~ an above-ground swimming pool~~s with the exception of single-family dwellings.~~ when the above-ground swimming pool is accessory to a single-family dwelling, a safety fence is required if the pool is both greater than 24 inches in depth and more than 5,000 gallons in capacity.

~~iii) When an above-ground swimming pool is accessory to single-family dwelling, a safety fence is required if the pool is both greater than 24 inches in depth and more than 5,000 gallons.~~

b) Height Restrictions:

~~i)~~ A safety fence at least ~~five (5)~~ four (4) but no more than six (6) feet in height shall be constructed to completely enclose an inground swimming pool. ~~with the exception of properties within the RR2 District.~~

~~In recognition of the RR2, Rural Residential 2 District's low density nature, swimming pool enclosures in the RR2 District shall have a safety fence at least four (4) but no more than six (6) feet in height.~~ (Ord. No. 584, Sec. 1, 10/16/95)

ii) A safety fence at least four (4) but not more than six (6) feet in height shall

be constructed to completely enclose an above ground swimming pool or the sides of the pool above grade shall be a minimum of four (4) feet in height.

c) Construction and Design Requirements:

i) Any opening between the fence bottom and the ground shall not exceed four (4) inches.

ii) Any opening within the fence shall not exceed four (4) inches.

iii) Pedestrian access gates for pool enclosures shall be self-closing and self-latching hardware. The release mechanism shall be placed no lower than ~~54"~~ 48" from grade. All other service gates and pool ladders shall have lockable hardware and be locked at all times when not in use.

iv) All such fences shall be constructed so as not to be easily climbable, and generally to prevent children from gaining uncontrolled access.

9.20.4 REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL AREAS:

9.20.4.1 Fences for Screening Outdoor Storage Areas

a) Height Restrictions:

All fences required for the screening of outdoor storage areas shall be at least six (6) but not more than eight (8) feet in height.

b) Construction and Design Requirements:

i) All fences required for screening open storage areas shall have an opacity of at least 90 percent.

ii) Screening fences shall be architecturally harmonious with the principal building and shall be compatible with the natural surroundings.

9.20.4.2 Fences for the Separation of Incompatible Land Uses

a) Explanation:

Fences used for screening may be required at locations where commercial or industrial uses are adjacent to or across the street from property zoned or developed for residential or public use, as described in Subsection 9.10.2.1.

b) Height Restrictions:

The screening required shall consist of a continuous fence or wall at least six (6) but not more than eight (8) feet in height.

c) Construction and Design Requirements:

i) The screening fence required shall have an opacity of at least 75 percent.

ii) A louvered fence shall be considered adequate if it blocks vision from a 90 degree angle to the fence.

iii) Plant materials of a type approved by the Community Development Department may also be required in addition to, or in lieu of, fencing.

d) Required Location on Property:

i) The screening fence shall not extend to within 15 feet of any street or driveway opening onto a street.

ii) The fence shall be placed along the property lines or, in case of screening along a street, five (5) feet off the property line with landscaping (trees, shrubs, grass, and other plant materials) between the screening fence and the property line.

9.20.4.3 Fences for Protection from Danger and of Valuable Private Property

It may be necessary for a commercial or industrial use to construct fences specifically to protect people from danger or to guard valuable private property. Such uses may be enclosed with an industrial chain link fence of at least six (6) but not more than eight (8) feet in height topped with three (3) strands of barbed wire, provided they project over the property on the interior side of the fence.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/19/2021

Subject: **Bond Sale Reimbursement**

Prepared By: **Kelly Grinnell, Finance Manager**
Reviewed By: **Noel Graczyk, Administrative Services Director**

The City anticipates issuing bonds in 2021 or 2022 to finance the 2021 Street Reconstruction Project.

Prior to issuance of any such bonded debt the City must first comply with IRS regulations regarding reimbursement requirements.

In accordance with IRS regulations, the City must declare its intent to reimburse itself prior to payment of any project expenditures. Projects as listed in the proposed reimbursement resolution will incur costs that may be reimbursed from future bond sales and thus must be declared by the City for possible future reimbursement.

The enclosed proposed resolution establishes compliance with IRS reimbursement regulations for the items as listed in Attachment A to the resolution.

Staff recommends adoption of the resolution.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution 2021-23 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 04/19/2021 RESOLUTION NO. 2021-23

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

RESOLUTION RELATING TO FINANCING OF CERTAIN PROPOSED PROJECTS; AND, ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE

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

1. Recitals.

(a) The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid, or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

(b.) The City desires to comply with requirements of the Regulations with respect to certain projects hereinafter identified.

2. Official Intent Declaration.

(a) The City proposes to undertake certain projects, which projects and the estimated costs thereof are generally described in Exhibit A hereto, which is hereby incorporated herein and made a part hereof (the "Projects").

(b) Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds (as hereinafter defined), (ii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iii) expenditures in a "de minimus" amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Projects have been paid by the City before the sixty (60) days before the date of adoption of this resolution.

(c) The City reasonably expects to reimburse the expenditures made for costs of the Projects out of the proceeds of debt in an estimated maximum aggregate principal amount of $4,100,000 (the "Bonds") after the date of payment of all or a portion of the costs of the Projects. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

3. Budgetary Matters. As of the date hereof, there are no City funds reserved, allocated on a long-term basis, or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis, or otherwise set aside) to provide permanent financing for the expenditures related to the Projects, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

4. Reimbursement Allocations. The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Projects. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the Bonds or the Projects and shall specifically identify the actual original expenditure being reimbursed.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 21st day of April 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Denise Beebe, Deputy Clerk

EXHIBIT A

PROJECTS:	
2021 Street Reconstruction Project Fund 524	$4,100,000
Total All Projects	**$4,100,000**

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/19/2021

Subject: Installation of a Cricket Pitch at McKnight Park

Prepared By: Marshall Grange, Parks and Recreation Director

Background

City of Chaska staff have been working with the Chaska Cricket Club to identify a field that could be used to grow the sport in Chaska. The origins of cricket date back to the 1500's, it is played in 104 countries, and it is the 2nd most spectated sport internationally next to soccer. Cricket is rapidly growing in the United States; thus, it is a great opportunity to provide a cricket field in Chaska to create programming for youth and adults and meet the needs of the Chaska Cricket Club. Staff have determined McKnight Park to be the best location based on the field size requirements.

One of the field requirements necessary to play the game is an area referred to as the cricket pitch. The cricket pitch is 12 feet wide by 22 yards long. However, based on feedback from the Chaska Cricket Club, staff are proposing the pitch be 40 yards long to better accommodate the bowler's approach on each end. The pitch will be installed in the out-of-bounds area between soccer fields. The subsurface installation of aggregate and concrete can be performed by Park Maintenance staff in Public Works. The estimated cost of materials ($3,300) and labor can be accounted for in the park operating budget within Public Works. The cost of the synthetic turf that would be adhered to the concrete will be funded by the Chaska Cricket Club.

At the Park Board meeting on April 13, 2021 staff presented information regarding installation of a cricket pitch at McKnight Park and heard from members of the Chaska Cricket Club. The Park Board unanimously passed a motion recommending that City Council approve Public Works to install the subsurface of a cricket pitch at McKnight Park.

Recommendation

The Park Board, along with staff, recommend that City Council approves the installation of a cricket pitch at McKnight Park.

CITY COUNCIL ACTION REQUESTED

Motion to Approve the Park Board's Recommendation to have Public Works Install the Subsurface of a Cricket Pitch at McKnight Park.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
4/19/2021

Subject: **Site Assessment Agreement Amendment regarding Lot Split/Consolidation for 3919 Bavaria Road (Bavaria Downs)**

Prepared By: Matt Clark, City Engineer

BACKGROUND

In December of 2020 the City Council approved the lot split and consolidation for Bavaria Downs and the Zwiefel's at 1051 82nd Street West. The lot split and consolidation between 3919 Bavaria Road (Bavaria Downs) transfers 48.684 acres defined as tract A on the attached survey exhibit to the Zwiefel's at (1051 82nd Street West). The 'Tract A' area that is being split off from 3919 Bavaria Road was previously looked at for a third venue space for Bavaria Downs during the Concept Plan application for the event center.

Assessments are presently levied over the Bavaria Downs property which currently includes tract A for street, utility, and Fire Protection system improvements that occurred with the building renovations for the wedding and event center venue back in 2018. The Council and planning approvals for the lot split are in place and because this is occurring an amendment to the assessment agreement is in order.

The attached amendment allows transferring previous assessment amounts of approximately $772,000 for the improvements noted above to be fully assessed to property that will continue to be owned by Mr. Tim George of Bavaria Downs. The terms of the original agreement regarding interest and life of the assessment will remain the same. Consistent with the lot split that was approved, staff is recommending Council authorize the proposed amendment which allows the property owner more financial flexibility given the pandemic period to ultimately assist the current use of the wedding and event center.

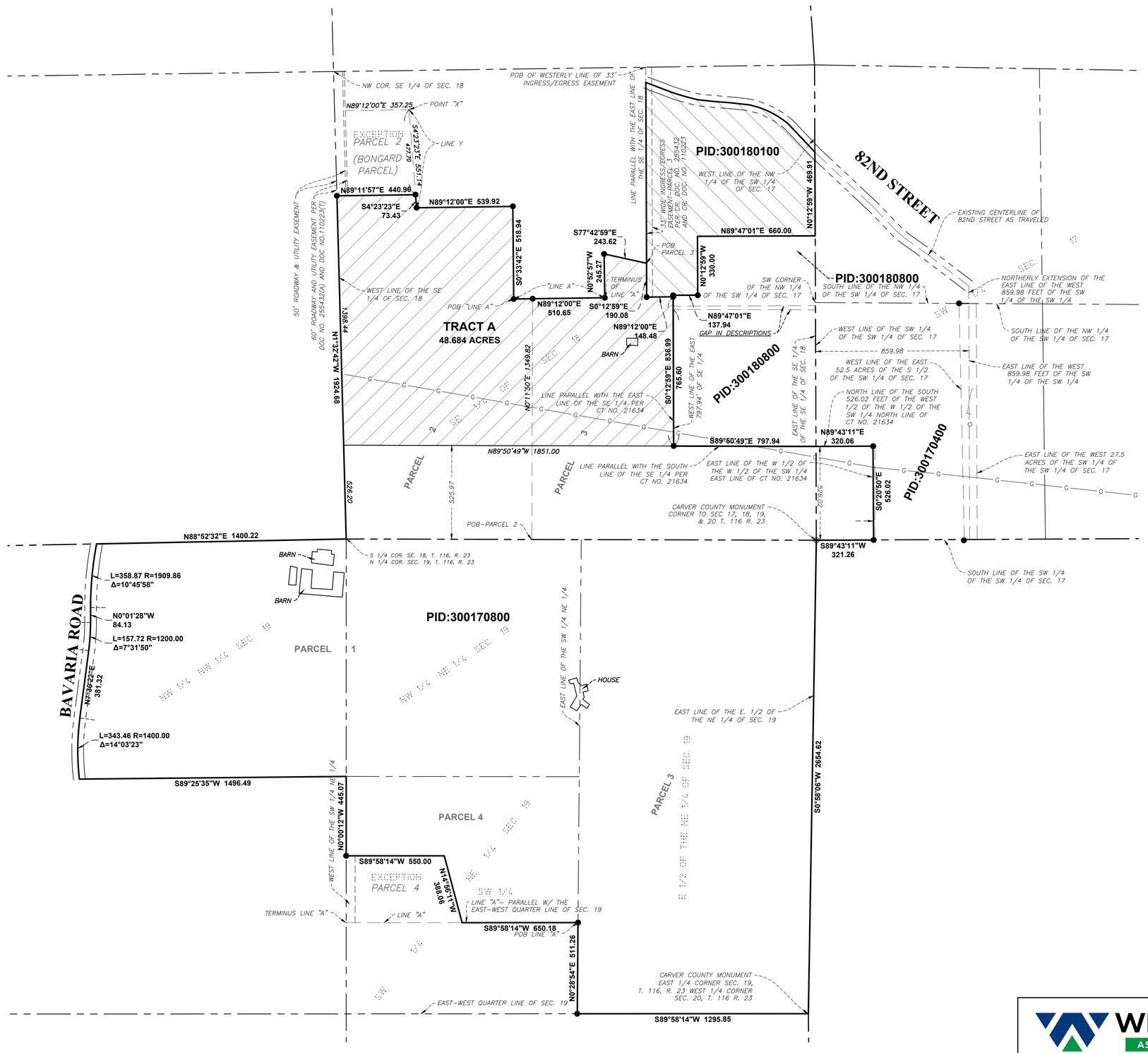
CITY COUNCIL ACTION REQUESTED

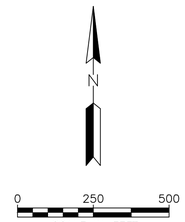
Motion to approve amendment to Bavaria Downs Site Assessment Agreement

Plot Date & Time: 16 December 2020 2:34 PM

CERTIFICATE OF SURVEY

LOT SPLIT/COMBINATION





LEGEND

- SET 3/4"X18" IRON PIPE MARKED LS 43055
- FOUND MONUMENT
- (XXX.XX) RECORD DIMENSION
- TRACTS TO BE SPLIT FROM TIM GEORGE/BAVARIA
- CURRENT JEFF ZWEIFEL PARCELS
- G GAS PIPELINE

AREA TABULATION:
(GROSS AREAS INCLUDING ROW)

CURRENT PID 300170800 =	267.963 AC.
TRACT A =	-48.684 AC
REMAINDER PID 300170800 =	219.279 AC.
CURRENT PID 300180100 =	18.14 AC (PER COUNTY GIS)
TRACT A =	+48.684 AC
COMBINED =	66.824 AC.

SURVEYORS NOTES:

1. This survey was prepared based property descriptions and title research as provided on the ALTA/NSPS Land Title Surveys for Bavaria Downs prepared by Alliant Engineering and dated 4/19/2005, and for the U of M Regents parcels prepared by Hakanson Anderson Associates, Inc. dated 8/27/2013.
2. Bearings shown hereon are based on the Carver County Coordinate System relative to the NAD83(11) control adjustment.

SURVEYORS CERTIFICATION:

I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

9/4/2020
Chris Ambourn Date
LS 43055

REVISED 9/10/2020... ADDED AREA TABULATIONS AND PARCEL HATCHING
REVISED 10/9/2020... ADDED GAS PIPELINE AND ENCROACHMENT DETAIL
REVISED 10/21/2020... CORRECTED OWNER NAMES IN LEGEND
REVISED 10/22/2020... CORRECTED TRACT A DESCRIPTION TO SEC. 18
REVISED 10/30/2020... MISC COUNTY SURVEY DESCRIPTION EDITS
REVISED 12/15/2020... CHANGED OWNERSHIP TO JEFF ZWEIFEL AND REMOVED TRACT B

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
2080 WOODDALE DR., STE 100 Ph: 651-294-4580
WOODBURY, MN 55125

CLIENT NAME: TIM GEORGE

PROJECT TITLE: CERTIFICATE OF SURVEY

DWN BY	CHK'D	APP'D	DWG DATE
MH/LL	XXX	CA	SEE SHEET 2

SCALE SEE SCALE BAR

PROJECT NO. 9077-20-500

SHEET NO. 1 OF 2

P:\9077\20-500 Bavaria Downs Parcel Split\SURVEY\CAD\9077-20-500 Bavaria Split.dwg

Plot Date & Time: 16 December 2020 2:34 PM

CERTIFICATE OF SURVEY

LOT SPLIT/COMBINATION

CURRENT DESCRIPTION OF BAVARIA DOWNS PID: 300170800

Parcel 1:

The Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼) and that part of the North Half of the Northwest Quarter (N of NW ¼) which lies Easterly of the centerline of Bavaria Road, all in Section Nineteen (19), Township One Hundred Sixteen (116), Range Twenty-three (23), Carver County, Minnesota.
(Abstract)

Parcel 2:

That part of the Southeast Quarter of Section 18, Township 116, Range 23, Carver County, Minnesota described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88° 43' 41" West, along the South line of said Southeast Quarter a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88° 43' 41" West along said South line a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0° 25' 19" West along the West line of said Southeast Quarter a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89° 40' 41" East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0° 25' 19" East a distance of 220.00 feet; thence South 89° 40' 41" East a distance of 357.25 feet; thence South 3° 16' 00" East a distance of 551.14 feet; thence South 89° 40' 41" East a distance of 539.93 feet to a line which bears South 0° 33' 37" West from a point on the North line of said Southeast Quarter; thence a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0° 33' 37" West a distance of 518.93 feet; thence South 89° 40' 41" East a distance of 106.21 feet to a line which bears North 1° 19' 20" East from the point of beginning; thence South 1° 19' 20" West a distance of 1350.14 feet to the point of beginning.
Subject to Public Road Easement;

EXCEPT:

That part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88 degrees 43 minutes 41 seconds West, along said South line, a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 seconds West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X"; thence South 3 degrees 15 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1,350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

Together with an easement for roadway and utility purposes in, over, and upon, the Westerly 60.00 feet of that part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88 degrees 43 minutes 41 seconds West, along said South line; a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 seconds West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 09 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X"; thence South 3 degrees 15 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

(Abstract)

Parcel 3:

The East Half of the Northeast Quarter of Section 19, Township 116 North, Range 23 West of the 5th Principal Meridian.

The South 526.02 feet of the West Half of the West Half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 116 North, Range 23 West of the 5th Principal Meridian.

That part of the Southeast Quarter of Section 18, Township 116 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence on an assumed bearing South 88 degrees 30 minutes 49 seconds West, along the North line of said Southeast Quarter, a distance of 946.44 feet; thence South 0 degrees 54 minutes 19 seconds East, parallel with the East line of said Southeast Quarter, distance of 1,098.90 feet, to the point of beginning of the land to be described; thence continuing South 0 degrees 54 minutes 19 seconds East a distance of 190.08 feet; thence North 88 degrees 30 minutes 49 seconds East, parallel with said North line, a distance of 148.48 feet to the West line of the East 797.94 feet of said Southeast Quarter said 797.94 feet dimension is measured along a line parallel with the South line of said Southeast Quarter; thence South 0 degrees 54 minutes 19 seconds East, parallel with said East line, a distance of 837.03 feet, to the intersection with a line drawn parallel with the South line of said Southeast Quarter from a point on the East line of said Southeast Quarter distance 526.02 feet Northerly from the Southeast corner of said Southeast Quarter; thence North 89 degrees 27 minutes 48 seconds East, parallel with said South line, a distance of 797.94 feet, to said East line; thence South 0 degrees 54 minutes 19 seconds East, along said East line, a distance of 526.02 feet to the Southeast corner of said Southeast Quarter; thence South 89 degrees 27 minutes 48 seconds West, along said South line, a distance of 1,595.88 feet; thence North 0 degrees 29 minutes 33 seconds West a distance of 1,349.90 feet, to the intersection with a line hereinafter referred to as "Line A" (said "Line A" is described as commencing at the Northwest corner of said Southeast Quarter; thence North 88 degrees 30 minutes 49 seconds East, along the North line of said Southeast Quarter, a distance of 997.74 feet; thence South 1 degree 14 minutes 53 seconds East a distance of 1,288.98 feet to the point of beginning of said "Line A"; thence North 88 degrees 30 minutes 49 seconds East, parallel with the North line of said Southeast Quarter, a distance of 510.65 feet and said "Line A" there terminating); thence North 88 degrees 30 minutes 49 seconds East, along said "Line A", a distance of 404.79 feet to the terminus of said "Line A"; thence North 1 degree 34 minutes 08 seconds West a distance of 245.25 feet to the intersection with a line bearing North 78 degrees 24 minutes 19 seconds West from the point of beginning; thence South 78 degrees 24 minutes 19 seconds East a distance of 243.57 feet to the point of beginning.

Together with a 33.00 foot easement for ingress and egress purposes over and across that part of the Southeast Quarter of said Section 18, Township 116, Range 23 which lies Southerly of 82nd Street. The Westerly line of said 33.00 foot permanent easement is described as follows:

Beginning at a point on the North line of said Southeast Quarter distance 946.44 feet Westerly from the Northeast corner of said Southeast Quarter; thence South 0 degrees 54 minutes 19 seconds East, parallel with the East line of said Southeast Quarter, a distance of 1,288.90 feet and said line there terminating.

Together with an easement for roadway and utility purposes in, over, and upon, the Westerly 50.00 feet of that part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 89 degrees 43 minutes 41 seconds West, along said South line, a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 second West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 09 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X" thence South 3 degrees 16 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

Subject to a pipe line easement in favor of Williams Brothers Pipe Line Company as described in Book 87 of Deeds, page 580.

(Torrens)

Parcel 4:

That part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 116 North, Range 23 West at the 5th Principal Meridian which lies Northerly of a line (said line hereinafter known as Line "A") described as follows:

Commencing at the Northeast corner of said Southwest Quarter of the Northeast Quarter; thence Southerly, along the East line of said Southwest Quarter of the Northeast Quarter, a distance of 818.00 feet to the point of beginning of the line to be described; thence Westerly, parallel with the East–West Quarter line of said Section 19, to the West line of said Southwest Quarter of the Northeast Quarter, and said line there terminating.

Except that part of the Southerly 375.00 feet thereof which lies Westerly and Southwesterly of a line drawn from a point on said Line "A" distant 650.00 feet Easterly of its intersection with the West line of the Southwest Quarter of said Northeast Quarter to a point on the North line of said Southerly 375.00 feet distant 550.00 feet Easterly of its intersection with the West line of the Southwest Quarter of said Northeast Quarter.

Together with an easement for driveway purposes over, under and across the Westerly 50.00 feet of said Southerly 375.00 feet and over, under and across that part of Government Lot 3 in said Section 13 which lies between the Westerly extension of the South line or the above described property and a line 50.00 feet Northerly of said Westerly extended line and lying Easterly of the Easterly right–of–way line of the Town Road.

(Abstract)

Note: Parcel designations are for convenience of reference only and do not constitute an integral part of the legal description.

TRACT A DESCRIPTION:

All those parts of the following described lands lying northerly of the south 525.97 feet of the Southeast Quarter of Section 18, Township 116, Range 23, Carver County, Minnesota:

That part of the Southeast Quarter of Section 18, Township 116, Range 23, Carver County, Minnesota described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88° 43' 41" West, along the South line of said Southeast Quarter a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88° 43' 41" West along said South line a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0° 25' 19" West along the West line of said Southeast Quarter a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89° 40' 41" East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0° 25' 19" East a distance of 220.00 feet; thence South 89° 40' 41" East a distance of 357.25 feet; thence South 3° 16' 00" East a distance of 551.14 feet; thence South 89° 40' 41" East a distance of 539.93 feet to a line which bears South 0° 33' 37" West from a point on the North line of said Southeast Quarter; thence a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0° 33' 37" West a distance of 518.93 feet; thence South 89° 40' 41" East a distance of 106.21 feet to a line which bears North 1° 19' 20" East from the point of beginning; thence South 1° 19' 20" West a distance of 1350.14 feet to the point of beginning.
Subject to Public Road Easement;

EXCEPT:

That part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88 degrees 43 minutes 41 seconds West, along said South line, a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 seconds West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X"; thence South 3 degrees 15 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1,350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

Together with an easement for roadway and utility purposes in, over, and upon, the Westerly 60.00 feet of that part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88 degrees 43 minutes 41 seconds West, along said South line; a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 seconds West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 09 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X"; thence South 3 degrees 15 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

Together with an easement for roadway and utility purposes in, over, and upon, the Westerly 50.00 feet of that part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 89 degrees 43 minutes 41 seconds West, along said South line, a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 second West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X" thence South 3 degrees 16 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

(Abstract)

AND

All those parts of the following described lands lying northerly of the south 525.97 feet of that part of the Southeast Quarter of Section 18, Township 116 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence on an assumed bearing South 88 degrees 30 minutes 49 seconds West, along the North line of said Southeast Quarter, a distance of 946.44 feet; thence South 0 degrees 54 minutes 19 seconds East, parallel with the East line of said Southeast Quarter, distance of 1,098.90 feet, to the point of beginning of the land to be described; thence continuing South 0 degrees 54 minutes 19 seconds East a distance of 190.08 feet; thence North 88 degrees 30 minutes 49 seconds East, parallel with said North line, a distance of 148.48 feet to the West line of the East 797.94 feet of said Southeast Quarter said 797.94 feet dimension is measured along a line parallel with the South line of said Southeast Quarter; thence South 0 degrees 54 minutes 19 seconds East, parallel with said East line, a distance of 837.03 feet, to the intersection with a line drawn parallel with the South line of said Southeast Quarter from a point on the East line of said Southeast Quarter distance 526.02 feet Northerly from the Southeast corner of said Southeast Quarter; thence North 89 degrees 27 minutes 48 seconds East, parallel with said South line, a distance of 797.94 feet, to said East line; thence South 0 degrees 54 minutes 19 seconds East, along said East line, a distance of 526.02 feet to the Southeast corner of said Southeast Quarter; thence South 89 degrees 27 minutes 48 seconds West, along said South line, a distance of 1,595.88 feet; thence North 0 degrees 29 minutes 33 seconds West a distance of 1,349.90 feet, to the intersection with a line hereinafter referred to as "Line A" (said "Line A" is described as commencing at the Northwest corner of said Southeast Quarter; thence North 88 degrees 30 minutes 49 seconds East, along the North line of said Southeast Quarter, a distance of 997.74 feet; thence South 1 degree 14 minutes 53 seconds East a distance of 1,288.98 feet to the point of beginning of said "Line A"; thence North 88 degrees 30 minutes 49 seconds East, parallel with the North line of said Southeast Quarter, a distance of 510.65 feet and said "Line A" there terminating); thence North 88 degrees 30 minutes 49 seconds East, along said "Line A", a distance of 404.79 feet to the terminus of said "Line A"; thence North 1 degree 34 minutes 08 seconds West a distance of 245.25 feet to the intersection with a line bearing North 78 degrees 24 minutes 19 seconds West from the point of beginning; thence South 78 degrees 24 minutes 19 seconds East a distance of 243.57 feet to the point of beginning.

Together with a 33.00 foot easement for ingress and egress purposes over and across that part of the Southeast Quarter of said Section 18, Township 116, Range 23 which lies Southerly of 82nd Street. The Westerly line of said 33.00 foot permanent easement is described as follows:

Beginning at a point on the North line of said Southeast Quarter distance 946.44 feet Westerly from the Northeast corner of said Southeast Quarter; thence South 0 degrees 54 minutes 19 seconds East, parallel with the East line of said Southeast Quarter, a distance of 1,288.90 feet and said line there terminating.

Subject to a pipe line easement in favor of Williams Brothers Pipe Line Company as described in Book 87 of Deeds, page 580.

(Torrens)

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
2080 WOODDALE DR., STE 100 WOODBURY, MN 55125 Ph: 651-294-4580

CLIENT NAME: TIM GEORGE

PROJECT TITLE: CERTIFICATE OF SURVEY

DWN BY	CHK'D	APP'D	DWG DATE
MH/LL	XXX	CA	SEE SHEET 2
			SCALE SEE SCALE BAR

PROJECT NO. 9077-20-500 | SHEET NO. 2 OF 2

P:\9077\20-500 Bavaria Downs Parcel Split\SURVEY\CAD\9077-20-500 Bavaria Split.dwg

BAVARIA DOWNS
SECOND AMENDMENT TO
THE SITE ASSESSMENT AGREEMENT

THIS SECOND AMENDMENT TO THE SITE ASSESSMENT AGREEMENT (the "Second Amendment"), is made effective this _____ day of March, 2021, by and between the City of Chaska, a municipal corporation under the laws of the State of Minnesota (the "City"), and 3919 Bavaria Road, LLC, a limited liability company organized under the laws of the State of Minnesota (the "Owner").

RECITALS

RECITAL NO. 1

The City and the Owner are parties to the Bavarian Downs Site Assessment Agreement (the "Agreement") made effective May 8, 2018 and filed for recording in the Office of the Carver County Registrar of Titles on June 4, 2018 as Document No. T206596 and in the Office of the Carver County Recorder on June 4, 2018 as Document No. A662938 as previously amended by the First Amendment to the Site Assessment Agreement (the "First Amendment") made effective

May 25, 2018 and filed for recording in the Office of the Carver County Registrar of Titles on June 4, 2018 as Document No. T206604 and in the Office of the Carver County Recorder on June 4, 2018 as Document No. A662946.

RECITAL NO. 2

The Owner proposes to sell the real property legally described on Exhibit A attached hereto to Jeffrey G. and Ellen J. Zwiefel (the "Zwiefels"), an adjoining property owner ("Tract A").

RECITAL NO. 3

As part of this transaction, Owner has requested that the City release Tract A from certain assessments imposed upon property subject to the Agreement (which includes Tract A), including, but not limited to, Bavaria Downs Trunk Water Assessment, Bavaria Downs Fire Protection System Assessment and Bavaria Downs Turn Lane Assessments. As of February 8, 2021, the payoff for the three (3) Assessments referenced herein was Seven Hundred Seventy-Two Thousand One Hundred Fifty-Five Dollars and 46/100 ($772,155.46).

NOW, THEREFORE, based upon the mutual covenants and obligations contained herein, the parties hereto agree as follows:

1. **Prior Assessments.** All prior Assessments for the Bavaria Downs Trunk Water, Bavaria Downs Fire Protection System and Bavaria Downs Turn Lanes have been duly and property certified and assessed against the real property described in the Agreement and the Owner waives any claim of irregularity or as to the means, methods and amount of such assessments assessed against the real property described in the Agreement.

2. **Payment of 2021 Installment of Special Assessments.** Concurrent with the transfer of Tract A to the Zwiefels, the Owner will, pursuant to statute, pay the entire real

estate taxes and the 2021 installments for special assessments due and owing against the Property subject to the Agreement.

3. **Release of Tract A.** Conditioned upon:

a. Owner conveying fee title to Tract A to the Zwiefels; and

b. Such conveyance occurring on or before June 30, 2021; and

c. Simultaneous with such transfer, the payment in full of real estate taxes due and payable in 2021 and prior years and all outstanding but unpaid installments of special assessments due and owing to the City (installments for 2021 and prior years).

The City releases Tract A from the Lien of the Assessments defined in this Second Amendment, and from any other obligations under this Agreement and the First Amendment and Tract A shall only be subject to the terms of Section 4 of this Second Amendment.

4. **Future Assessments on Tract A.** Nothing in this Second Amendment shall preclude the right of the City to levy special assessments against Tract A for any improvements (as defined in Minnesota Statutes Chapter 429), which are not the subject of this Second Amendment, provided that the City may impose such assessments for additional improvements only upon satisfaction of the requirements of Minnesota Statutes Chapter 429.

5. **Certification.** The City shall prepare the appropriate recertification of the Assessments described in this Second Amendment so that upon satisfaction of the conditions precedent of this Second Amendment, such Assessments constitute only a lien

on the property legally described in the Agreement save and except Tract A, which is conveyed to the Zwiefels.

6. **Notice to City.** Upon recording of the Deed of Conveyance to Tract A, Owner shall notify the City, in writing, of the new P.I.D. for the property retained by the Owner and for Tract A.

7. **Waivers.** All prior waivers to the assessment process, statute and any right to appeal remain in full force and effect and Owner does not object to the assessments set forth herein being certified to and a lien upon the real property described in the Agreement, save and except Tract A.

8. **No Other Alterations.** Except as specifically set forth in this Second Amendment, all of the terms, conditions and provisions of the Agreement and the First Amendment remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands effective on the day and year first above written.

COUNTERPART SIGNATURE PAGES TO FOLLOW

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SECOND AMENDMENT TO THE SITE ASSESSMENT AGREEMENT BETWEEN CITY OF CHASKA AND 3919 BAVARIA ROAD, LLC

CITY OF CHASKA

_____

By: Mark Windschitl, Mayor

_____

By: Matt Podhradsky, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this _____ day of March, 2021, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a municipal corporation under the laws of the State of Minnesota, on behalf of the municipal corporation.

_____

Notary Public

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SECOND AMENDMENT TO THE SITE ASSESSMENT AGREEMENT BETWEEN CITY OF CHASKA AND 3919 BAVARIA ROAD, LLC

3919 BAVARIA ROAD, LLC

_____

By: Tim George
Its: Manager/President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of March, 2021, by Tim George, the Manager/President of 3919 Bavaria Road, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Melchert Hubert Sjodin, PLLP
121 West Main Street
Waconia, MN 55387 RLH

EXHIBIT A
LEGAL DESCRIPTION

TRACT A DESCRIPTION:

All those parts of the following described lands lying northerly of the south 525.97 feet of the Southeast Quarter of Section 18, Township 116, Range 23, Carver County, Minnesota:

That part of the Southeast Quarter of Section 18, Township 116, Range 23, Carver County, Minnesota described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88° 43' 41" West, along the South line of said Southeast Quarter a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88° 43' 41" West along said South line a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0° 25' 19" West along the West line of said Southeast Quarter a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89° 40' 41" East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0° 25' 19" East a distance of 220.00 feet; thence South 89° 40' 41" East a distance of 357.25 feet; thence South 3° 16' 00" East a distance of 551.14 feet; thence South 89° 40' 41" East a distance of 539.93 feet to a line which bears South 0° 33' 37" West from a point on the North line of said Southeast Quarter; thence a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0° 33' 37" West a distance of 518.93 feet; thence South 89° 40' 41" East a distance of 106.21 feet to a line which bears North 1° 19' 20" East from the point of beginning; thence South 1° 19' 20" West a distance of 1350.14 feet to the point of beginning.
Subject to Public Road Easement;

EXCEPT:

That part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88 degrees 43 minutes 41 seconds West, along said South line, a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 seconds West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X"; thence South 3 degrees 15 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1,350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

Together with an easement for roadway and utility purposes in, over, and upon, the Westerly 60.00 feet of that part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 88 degrees 43 minutes 41 seconds West, along said South line; a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 seconds West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 09 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X"; thence South 3 degrees 15 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

Together with an easement for roadway and utility purposes in, over, and upon, the Westerly 50.00 feet of that part of the Southeast Quarter of Section 18, Township 116, Range 23, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 88 degrees 43 minutes 41 seconds West along the South line of said Southeast Quarter, a distance of 1,595.88 feet (24.18 chains) to the point of beginning; thence continue North 89 degrees 43 minutes 41 seconds West, along said South line, a distance of 1,041.13 feet to the Southwest corner of said Southeast Quarter; thence North 0 degrees 25 minutes 19 second West, along the West line of said Southeast Quarter, a distance of 2,621.86 feet to the Northwest corner of said Southeast Quarter; thence South 89 degrees 40 minutes 41 seconds East along the North line of said Southeast Quarter a distance of 60.00 feet; thence South 0 degrees 25 minutes 19 seconds East a distance of 220.00 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 357.25 feet to a point hereinafter known as Point "X" thence South 3 degrees 16 minutes 00 seconds East a distance of 551.14 feet along a line hereinafter known as Line "Y"; thence South 89 degrees 40 minutes 41 seconds East a distance of 539.93 feet to a line which bears South 0 degrees 33 minutes 37 seconds West from a point on the North line of said Southeast Quarter a distance of 997.74 feet East from the Northwest corner of said Southeast Quarter; thence South 0 degrees 33 minutes 37 seconds West a distance of 518.93 feet; thence South 89 degrees 40 minutes 41 seconds East a distance of 106.21 feet to a line which bears North 1 degree 19 minutes 20 seconds East from the point of beginning; thence South 1 degree 19 minutes 20 seconds West a distance of 1350.14 feet to the point of beginning.

Which lies Northerly of a line drawn from a point on the West line of the Southeast Quarter of said Section 18, distant 696.81 feet Southerly of the Northwest corner thereof to a point on said Line "Y" distant 477.70 feet Southerly of Point "X".

(Abstract)

AND

All those parts of the following described lands lying northerly of the south 525.97 feet of that part of the Southeast Quarter of Section 18, Township 116 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence on an assumed bearing South 88 degrees 30 minutes 49 seconds West, along the North line of said Southeast Quarter, a distance of 946.44 feet; thence South 0 degrees 54 minutes 19 seconds East, parallel with the East line of said Southeast Quarter, distance of 1,098.90 feet, to the point of beginning of the land to be described; thence continuing South 0 degrees 54 minutes 19 seconds East a distance of 190.08 feet; thence North 88 degrees 30 minutes 49 seconds East, parallel with said North line, a distance of 148.48 feet to the West line of the East 797.94 feet of said Southeast Quarter said 797.94 feet dimension is measured along a line parallel with the South line of said Southeast Quarter; thence South 0 degrees 54 minutes 19 seconds East, parallel with said East line, a distance of 837.03 feet, to the intersection with a line drawn parallel with the South line of said Southeast Quarter from a point on the East line of said Southeast Quarter distance 526.02 feet Northerly from the Southeast corner of said Southeast Quarter; thence North 89 degrees 27 minutes 48 seconds East, parallel with said South line, a distance of 797.94 feet, to said East line; thence South 0 degrees 54 minutes 19 seconds East, along said East line, a distance of 526.02 feet to the Southeast corner of said Southeast Quarter; thence South 89 degrees 27 minutes 48 seconds West, along said South line, a distance of 1,595.88 feet; thence North 0 degrees 29 minutes 33 seconds West a distance of 1,349.90 feet, to the intersection with a line hereinafter referred to as "Line A" (said "Line A" is described as commencing at the Northwest corner of said Southeast Quarter; thence North 88 degrees 30 minutes 49 seconds East, along the North line of said Southeast Quarter, a distance of 997.74 feet; thence South 1 degree 14 minutes 53 seconds East a distance of 1,288.98 feet to the point of beginning of said "Line A"; thence North 88 degrees 30 minutes 49 seconds East, parallel with the North line of said Southeast Quarter, a distance of 510.65 feet and said "Line A" there terminating); thence North 88 degrees 30 minutes 49 seconds East, along said "Line A", a distance of 404.79 feet to the terminus of said "Line A"; thence North 1 degree 34 minutes 08 seconds West a distance of 245.25 feet to the intersection with a line bearing North 78 degrees 24 minutes 19 seconds West from the point of beginning; thence South 78 degrees 24 minutes 19 seconds East a distance of 243.57 feet to the point of beginning.

Together with a 33.00 foot easement for ingress and egress purposes over and across that part of the Southeast Quarter of said Section 18, Township 116, Range 23 which lies Southerly of 82nd Street. The Westerly line of said 33.00 foot permanent easement is described as follows:

Beginning at a point on the North line of said Southeast Quarter distance 946.44 feet Westerly from the Northeast corner of said Southeast Quarter; thence South 0 degrees 54 minutes 19 seconds East, parallel with the East line of said Southeast Quarter, a distance of 1,288.90 feet and said line there terminating.

Subject to a pipe line easement in favor of Williams Brothers Pipe Line Company as described in Book 87 of Deeds, page 580.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 04/19/2021 RESOLUTION NO. 2021-24

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION IN SUPPORT OF A PRE-DEVELOPMENT GRANT APPLICATION TO THE CARVER COUTNY CDA

WHEREAS, the City of Chaska has identified a proposed project within the city that meets the Carver County Community Development Agency (CDA) Community Growth Partnership Initiative Grant Program's purpose and criteria; and

WHEREAS, the City has established a Redevelopment Plan of which the proposed project is a component or the proposed project will help inform the creation of a future Redevelopment Plan; and

WHEREAS, the City has the capacity and capability to ensure the proposed project will be completed and administered within the Community Growth Partnership Initiative predevelopment program guidelines; and

WHEREAS, the City has the legal authority to apply for financial assistance; and

WHEREAS, the City is supportive of affordable housing and of the CDA's mission to improve the lives of Carver County residents through affordable housing and community development.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, that the City of Chaska approves the application for funding from the Carver County CDA Community Growth Partnership Initiative Grant program.

BE IT FURTHER RESOLVED that if the application is approved by the Carver County CDA, Nate Kabat, the Assistant City Administrator, is hereby authorized to execute such agreements as are necessary to receive and use the funding for the proposed project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 19th, day of April, 2021.

_____
Mark Windschitl, Mayor

Attest:_____

Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
April 19, 2021

Subject: **Resolution in Support of a Pre-Development Grant Application to the Carver County CDA**

Prepared By: Nate Kabat

Background
In 2023, construction will begin to rebuild State Highway 41 through Downtown Chaska. The project will remove on street parking to improve safety. On the east 200 block of 41, replacement public parking will be built on the interior of the block. As a result, customers will arrive to the businesses that front 41 on that block at the rear entrance of the buildings, where they arrive at the front entrance today. Businesses will need to rethink how they interact with arriving customers.

To assist businesses with this transition, Staff has engaged with Widseth to conduct a study that will assess improvements businesses could make to their rear entrances. The study will provide design guidelines, assess feasibility, and understand cost.

Study results will inform next steps for City support including potential grant funding assistance to support implementation, and a review of policies/ordinances that may need to be changed. Businesses will be able to use the results to inform potential remodeling needs.

To assist with costs of this study, Staff are pursuing a Community Growth Partnership Initiative Pre-development Grant application through the Carver County CDA. A successful award would contribute $7,500 to offset the costs of this study. A resolution of support from the City Council is required as part of the grant application.

Recommendation
Staff recommends approving the attached resolution of support for an application to the Community Growth Partnership Initiative Pre-development Grant.

CITY COUNCIL ACTION REQUESTED
Motion to approve resolution in support of a pre-development grant application to the Carver County CDA.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/19/2021

Subject: **Cantissimo of Chaska - 32 Unit Assisted Living and Memory Care Building – Concept Plan**

Applicant: Anasazi Holdings, LLC

Location: Southeast corner of Hundertmark Road and Pioneer Trail

Case No.: P.C. No. 2021-03

Synopsis: The applicant is requesting approval of the Concept Plan for a new 32-unit assisted living and memory care building

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

In May and July of 2000, the Pioneer Pointe development was fully approved. This development is directly south of the subject property (also known as the former Fred Molnau parcel) being looked at tonight. During the 2000 Pioneer Pointe approvals Fred Molnau's 2.7-acre property was referenced. Mr. Molnau decided to hold off on developing his parcel with Pioneer Pointe as his desires were to rezone the parcel to Commercial. At that time staff indicated that they are not in support of such rezoning and that the parcel should remain residential based on its size, configuration, and the City's Comprehensive Plan that guides it to be residential.

In March 2019, a different Concept Plan (Hazel View Senior Cooperative) was approved for a four-story, 37-unit senior Co-op building on this site. This plan never came in for subsequent approvals and has since been abandoned. Tonight, we are looking at a new use and layout for the site.

Comparison to Former Hazel View Concept Plan

Use: Hazel View was a Senior Cooperative apartment building for people 62 years and older; the new use is proposing an assisted living and memory care facility.

Units: Hazel View proposed 37 total residential units; this new use is proposing 32 units with 38 residents.

Size: Hazel View proposed 4 stories and approximately 68,000 square feet in size. An underground parking lot was also proposed, which required more excavation to take place on the site; this new use will be one story and approximately 22,000 square feet in size. No underground parking is proposed.

Parking: Hazel View proposed 50 total parking space (30 underground and 20 above ground); the new use proposes to have only an above ground parking lot with 25 spaces.

Tree Preservation: Hazel View proposed to save 25 of the 35 trees identified by staff for tree preservation; this new use is showing to preserve 28 of the 35 trees.

Goals

CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – This project provides a low impact development on the 2.7-acre site by maintaining most of the site in its natural state providing open spaces and environmental preservation. This will allow the residents to enjoy these open spaces as well as the public with the adjusted walking trail along Pioneer Trail.

WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – This new development will have a positive impact to the community in providing much needed senior housing options. The project sits adjacent to an existing townhome development and therefore consistent with the land use contemplated for the area. The infrastructure is already in place, thus allowing a cost-effective development for the City and its shareholders.

A SENSE OF COMMUNITY AND SMALL TOWN TALUES ARE MAINTAINED – This project will certainly provide an emphasis on family, neighborhood, and integration. It integrates along with townhome development to the South, as well as single family development to the West. The Chaska High School is near to the East and supports many public activities as well as a local meeting space for local church services. This will allow active participation in civic, religious, and other volunteer activities given its proximity to these amenities.

COMMITMENT TO EXCELLENCE – We believe that Cantissimo of Chaska will bolster this commitment. Our Development team has an excellent track record in providing a high-quality development and shares the same desire and vision of excellence that the city of Chaska possesses.

ZONING & COMPREHENSIVE PLAN

Currently, the site is zoned Open (O), which is a holding zone until it is redeveloped to a more appropriate zoning district. The Comprehensive Plan guides this parcel to be Medium Density Residential. The use that is being proposed is consistent with this guidance.

EXISTING CONDITIONS

The site is located on the southeast corner of Hundertmark Road and Pioneer Trail. It is a approximately 3 acre triangular parcel with a scattering of significant trees. The site is currently vacant, and was a remnant of the Pioneer Pointe development. There are two bituminous public trails on the property; one on the northern portion of the site that runs parallel with Pioneer Trail, and one on the west side that runs parallel with Hundertmark Road. There also exists a drainage swale that runs north-south that splits the property in half.

CURRENT REQUEST
The applicant, Anasazi Holdings, LLC, is requesting Concept Plan approval for the construction of an assisted living and memory care building totaling 32 units (38 residents), 22,000 square feet in size, and one-story in height.

Adjacent properties
The new building's site is bounded on the south by the residential development Pioneer Pointe; the north by Pioneer Trail and a City trail; the east by Pioneer Trail; and the west by Hundertmark Road and a City trail.

Site Layout
The one-story building and parking are situated mainly on the western side of the site, due in part to the narrow shape of the site and the fact that the eastern end has very little buildable room. One access point is proposed on the west edge of the site to connect into Hundertmark Road. This ingress/egress will provide access to the surface parking lot. The parking lot is proposed on the southern portion of the site with the building just north of that. Two patio spaces are proposed on the north and east sides of the site.

The applicant has stated that several layouts were reviewed for the placement of the building and parking area. As the access from Hundertmark Road will be the only access and its location limited to the southern-most point of the property, it only made sense to place the parking lot on the south side with the building just north of that so that impervious surface was minimized to its greatest extent. The applicant also explored the potential in creating a two-story versus one-story building to lessen the building footprint on the site. However, the building was ultimately decided as a one-story for the following reasons according to the applicant:

1. It is considered desirable for the residents to live in a one-story building. We feel that residents will be more comfortable in a one-story where all the living is on one level rather than dealing with stairs and an elevator to get around their living environment.
2. A one-story building would be less obtrusive to the neighborhood to the South as well as to the intersection of Pioneer Trail and Hundertmark Road.
3. Instead of 32 units, we would need 44-48 units for a two-story building. This increase would be necessary because a two-story building will be more expensive to build and operate. This is a result of a code requirement that a two-story building be constructed of steel and concrete rather than wood, two sets of stairwells would be required to meet code, an elevator would be required to meet code and additional staff would be needed to cover two different floor levels.
4. The increase in units would require an increase in parking and traffic. The increase of 25 parking spaces to 32 means an increase in parking lot cover of approximately 2200 square feet. This increase in parking and traffic would be less desirable with the curved access point at the Southwest tip of the property.
5. While the bigger footprint will impact more trees, the actual loss of trees is less than the previous concept recommended for approval because of the bigger excavation area due to the proposed sub-garage of the previous project. Our

concept is of slab on grade construction with minimal excavation. Please refer to Exhibit A on sheet A1.2.

6. The one-story with less units falls more in line with the Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Overall, staff is generally favorable of the site layout. There are not many options for this site and the applicant has made decisions that seem to make the most sense. Providing more of a separation between the senior building and townhome buildings to the south seems most appropriate. The building will be the main focus on the intersection of Hundertmark Road and Pioneer Trail rather than the parking lot, which staff is favorable of. The building and layout will be less intrusive from a tree preservation and height perspective compared to the previously approved Concept Plan for Hazel View. It will be important, however, that there is an adequate buffer and screen between the parking lot and residential to the south.

Building Design

The building is a subtle u-shape in footprint and will be one-story tall with the front entrance facing the south towards the parking lot. The footprint is meant to provide interest and form to the site while allowing adequate sight lines near the intersection of Hundertmark Road and Pioneer Trail. The proposed building will be constructed with lap and shake siding, stone, glass, and have a pitched roof. The City of Chaska has certain building design and material requirements for multi-family residential buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials

The applicant will have to show in their preliminary submittal how they will meet this requirement. An item of note is the stone to be used. In order to be classified as a Class I material, the stone needs to be natural stone.

The applicant has provided a couple renderings/drawings of the building. The building's exterior appearance appears to show a well-balanced application of materials and depth. Given that this building will have high visibility on all of its sides, staff would advise that 360 degree architecture is achieved throughout the building. In addition to that, the building will have to show how it fits into the context of Chaska.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	**Setback**
Hundertmark Road	100 feet from centerline
Pioneer Trail	125 feet from centerline
South Property Line	20 feet

PARKING SETBACKS	
Direction	**Setback**
ROW	10 feet
South Property Line	10 feet

The Pioneer Trail setback will have to be discussed. The applicant is asking for a reduction in the Pioneer Trail setback to be 100 feet from the centerline (25 foot variance) so that there is more usable space on the property. The property is tight to begin with because of its shape. In essence, half of the property is unbuildable with setbacks applied. Because this property is not a part of the Pioneer Pointe development there is an additional building setback from the south property line (20 feet), which in turn, creates less buildable room. The applicant is showing the building to be 28 feet off the southern property line to make room for the parking lot. Staff's main concern with the reduction is the safety component and whether there will be adequate sight lines at the corner of Hundertmark Road and Pioneer Trail. Because of the placement and shape of the building, the site does not appear to pose a sight line concern.

This setback variance request was also made during the Hazel View concept plan. Staff's analysis was generally the same as stated above. However, the proposed site plan for Cantissimo provides less impact compared to Hazel View's from a parking, height, and tree preservation perspective. The added 20 foot building setback on the south property line thus pushes the building closer to Pioneer Trail, so their request to deviate 25 feet into the Pioneer Trail setback appears to be an even trade-off.

Parking/Access/Circulation/Traffic

25 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family Res. - Senior	32 dwelling units	1ps/2 dwelling units	16 parking spaces
		REQUIRED	**16 parking spaces**
		PROVIDED	**25 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site. The applicant has stated that they will have 12 employees total, and with the addition of guests coming into the facility the parking will be more than sufficient to serve the use. The residents of the facility will not be driving/have cars. The parking lot is situated on the south side of the site facing Pioneer Pointe to the south. The applicant is showing a 6 foot privacy fence to provide separation between the parking lot and Pioneer Pointe to the south.

The access into the site will be from one ingress/egress on Hundertmark Road. The access is shown on the southern-most portion of the site in attempts to line up with the access into Super Target. The access point is recommended to be completely aligned

with Super Target's access, however, in its current configuration it is still slightly off set. This is because the southern property line does not reach southerly enough to provide complete alignment. The applicant is putting in efforts to work with the Pioneer Pointe development to secure a cross access easement over a portion of their property to provide complete alignment. Providing complete alignment would be consistent with staff's comments as well as the traffic report completed for Hazel View.

It should be noted that when the Pioneer Pointe development went in the three driveways on its northern edge were stubbed off for the purpose of connecting into the site to north of it (this subject site) when it decided to develop. However, this was done so that the same type of development (Townhomes) could extend onto this site. That is not the case with this proposal. With that said, the HOA of Pioneer Pointe have previously denied the ability to connect to their site as they do not want the additional traffic added to their development; this was stated during the Hazel View concept plan. An access point off of Pioneer Trail was also explored in previous submittals, however, Carver County has also denied the opportunity of gaining access on their road. Because of this the applicant has proposed to gain access off of Hundertmark Road.

As noted above, a traffic study was completed for the former use of the property (Hazel View Senior Co-op). The study concluded that the access alignment across Hundertmark needs to match up. It also made reference to providing adequate turnaround space for emergency vehicles in the parking lot. The applicant was able to complete an updated traffic addendum to reflect their site and use. It concluded that the use will produce less trip generations per day compared to the Hazel View use (37 fewer trips). The study also concluded that an ambulance is able to make adequate turning movements in the parking lot area.

Carver County Public Works also provided correspondence to the project as this site abuts a County Road (Pioneer Trail/CR 14). Their memo speaks to right-of-way requirements, access alignment with Super Target, and a left turn lane requirement on Hundertmark Road into the proposed site. They have requested that a Traffic Impact Analysis be done to demonstrate that the left turn lane can adequately store the expected number of waiting vehicles without impeding southbound Hundertmark traffic.

The applicant will have to further address the comments in the first traffic study, Carver County's Memo, and City's comments relating to access alignment, turn lanes/improvements to Hundertmark Road, evaluation of intersection operations at Hundertmark Road and Pioneer Trail, and other unsatisfied comments during their preliminary submittal. A traffic impact study will be needed that addresses all these comments.

Pedestrian Connections

The site currently has two public trails that transcend through the site; one on the west side that runs parallel with Hundertmark Road; one on the north side that runs parallel with Pioneer Trail. The applicant is showing in their concept plan connecting primarily to the one on the north side aligning Pioneer Trail. The preserved trees on the west make for a difficult connection along Hundertmark Road, however, staff would still advise placing a sidewalk along the northside of the vehicle driveway to connect into the

Hundertmark Road trail in a way that doesn't disrupt tree preservation. If the access into the site is able to move southerly then a sidewalk on the northside should be achievable.

It should be noted that the traffic study done for Hazel View recommends that a pedestrian connection at the site access should not be provided across Hundertmark Road to connect into Super Target's access. This is primarily due to the unsafe connection it creates; the offset alignment and the oversaturation of connections across Hundertmark are the main reasons for unsafety. The study recommends that pedestrians use the existing pedestrian connection at the Pioneer Trail and Hundertmark Road intersection to connect into Super Target as opposed to creating another connection at the new access point into Cantissimo.

The applicant is showing the re-alignment of the public trail on the north side of the site. Currently the trail meanders through the site. This was done intentionally to help preserve trees on site. Staff has looked into this more and have determined that this is an acceptable re-alignment. There is currently a drainage issue in this area that will ultimately have to be fixed with this project. Because of this the trees will be disrupted regardless. Having the trail closer to the road, while still providing an adequate buffer, is the most ideal option from a City perspective. Additionally, the trees that are to be disrupted are mainly cottonwoods and box elders, which are not necessarily the most desirable in saving.

Tree Preservation & Landscaping

Tree Preservation will be important on this site. There are significant clusters of trees that exist. The applicant has provided a tree survey to indicate where these trees are located. A majority are located on the western half of the site where the building and parking lot are going. Other clusters exist on the eastern half, which are proposed to be preserved. There is also a cluster of trees on the western-most side of the site that are generally proposed to be preserved as well. There is a cluster on the north side of the site that are shown to be effected by the proposed re-alignment of the public trail. As iterated before, this re-alignment is acceptable by staff given the trees to be effected are not considered desirable. Staff provided an exhibit in the Hazel View concept plan analysis that highlighted specific areas to focus tree preservation attention on. That exhibit is shown below and circles 35 total trees in red.



The Hazel View concept plan showed preserving 25 of the 35 trees highlighted. This new concept plan proposes to preserve 28 of the 35 trees.

It should be noted that there is sizable oak tree (33" caliper) just south of the existing trail which should be looked at the potential of preserving. Saving the trees where the building and parking lot are going will be rather difficult since their options for site layouts are fairly limited. With that in mind, staff would suggest to preserve the areas to the greatest extent possible on the west, north and east sides as shown in the above exhibit in red.

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	70 caliper inches (26 trees)	unknown
Understory Trees	7	unknown
Shrubs	227	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements. If tree preservation is accomplished then some existing trees can count towards the overstory caliper requirement.

Staff would like to point out that the south end of the site will need to provide sufficient screening from the parking lot. As noted before, a privacy fence is proposed along the southern property line between the parking lot and residential to the south. Staff would advise that additional plantings be incorporated between the fence and residential to the south to help soften the edge.

The outdoor patio areas shall also be looked at for landscaping provisions. Specifically, show how the landscaping can beautify the space and make it a place for residents to want to come to. The fencing proposed around the northerly patio space should be softened up with adequate landscaping (trees and shrubs) along its edge.

Usable Open Space

Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use". A minimum of 15% of the gross site area shall be shared open area. The applicant will have to show in their preliminary submittal how they meet this requirement.

The applicant is currently showing two outdoor patio spaces; one on the north side and one on the east side. Most of the residents occupying this building cannot be outside on their own so the enclosed patio space on the north side will be a nice exterior setting that

is safe and secure. The east patio will be another option for residents who do not require as much overwatch. They will have to provide detailed specs in the preliminary, plus details in the narrative, on how these spaces will be programmed.

Lighting
Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal the photometrics and specs for all lighting proposed.

Utilities
Water and sewer are available to serve this site.

Stormwater
The applicant will work with the City to determine the drainage necessities for the site. The applicant is showing an infiltration pond on the east side of the site. It will be important to provide some sort of safety separation of this pond and the pedestrian pathway just to the west of it.

Impact to Public Safety
Because this facility is a residential facility specializing in medical care, the City likes to get an understanding of the medical services provided internally (ie. lift assist and CPR) to see if there will be a major impact to the City's emergency services (Fire and Police). The applicant has provided an addendum in their narrative to elaborate on the services they provide. In sum, the City's Fire Department was generally comfortable with the services and policies they have in place to deal with emergency situations.

Neighborhood Meeting March 10, 2021
A Neighborhood Meeting was held on March 10, 2021 to discuss the proposed concept plan. The comments received during this meeting pertained to tree preservation, pedestrian connections, drainage concerns, emergency vehicle traffic, proximity to Pioneer Pointe, and concerns for property values. The summary of this meeting is provided as an attachment.

PLANNING COMMISSION ACTION TAKEN 4/14/2021:
Motion to recommend approval to the City Council of the Concept Plan for Cantissimo of Chaska, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-5), submitted by TCO Design, dated March 1, 2021.
    b. Project Narrative Addendum (Impact to Public Safety), submitted by TCO Design, dated April 1, 2021
    c. Neighborhood Meeting Discussion, submitted by TCO Design, undated
    d. Traffic Study Update for Cantissimo of Chaska (pgs 1-4), submitted by Swing Traffic Solutions, dated March 24, 2021
    e. Traffic Assessment – Hazel View Senior Housing Development (pgs 1-12), submitted by Spack Solutions, dated November 29, 2019
    f. Context Map/Site Influences (pg A1.4), submitted by Jim Mackey Architect, dated March 1, 2021
    g. Existing Conditions Plan, submitted by Premier Land Surveying, dated March 23, 2018

h. Boundary & Topographic Survey, submitted by Premier Land Surveying, dated May 17, 2017
i. Site Plan (pg A1.1), submitted by Jim Mackey Architect, dated March 1, 2021
j. Surrounding Area Site Plan (pg A1.3), submitted by Jim Mackey Architect, dated March 1, 2021
k. Previous Concept Excavation Area Plan (pg A1.2), submitted by Jim Mackey Architect, dated March 1, 2021
l. Building Floor Plan (pg A2.1), submitted by Jim Mackey Architect, dated March 1, 2021
m. Elevation Drawings (pg A3.1), submitted by Jim Mackey Architect, dated March 1, 2021
n. Renderings (pg A3.2), submitted by Jim Mackey Architect, dated March 1, 2021

2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
4. Provision of photometrics and specs for all exterior lighting proposed, including any canopy lighting.
5. Provision that all facades provide 360 degree architecture.
6. Provision of usable open space that provides a unique area(s) with usable amenities.
7. Provision of a detailed summary of indoor and outdoor amenities of the site and detail drawings to be provided at the preliminary submittal.
8. Provision of Usable Open Space to be provided on site that is compliant with Section 9.11.4.1.1.
9. Utilization of natural stone as a Class I material.
10. Description, design and materials of the proposed building to indicate how it fits into Chaska and to be addressed at preliminary submittal.
11. No exterior storage will be permitted.
12. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
13. Provision of two direct pedestrian connections to the public trails running along Hundertmark Road and Pioneer Trail and to be shown in the preliminary submittal.
14. Provision to submit Utility and Site Plan As-Builts prior to a certificate of occupancy being issued.
15. Provision of a fence spec of the proposed fencing on the north and south sides to be included at the preliminary submittal.
16. Provision of sufficient landscape screening to be achieved between the parking lot, westerly driveway access and southern lot line and to be shown on the landscape plan at preliminary submittal.
17. Provision of landscaping along the patio fence on the north side of the building and to be shown on the landscape plan at preliminary submittal.
18. Provision of adequate landscaping to be included around the east patio space and to be shown on the landscape plan at preliminary submittal.
19. Provision of a tree preservation plan that optimizes tree preservation for the site to the greatest extent possible, and is consistent with staff's marked up exhibit in the body of this report.
20. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.

21. Provision of a storm water management plan meeting City and Carver County WMO standards.
22. Provision of a safety separation between the pedestrian pathway and proposed infiltration pond and to be addressed at the preliminary submittal.
23. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
24. Provision that all mechanical equipment will be fully screened from view.
25. Compliance with section 9.11 Building Design/Materials and Site Design.
26. Adherence with the Engineers Memo dated April 9, 2021.
27. Adherence with Carver County Public Work's memo dated March 29, 2021.
28. Provision of a left turn lane on Hundertmark Road consistent with Carver County and City standards.
29. If a full access onto Hundertmark is proposed it is recommended to align across from the existing Target access on the west side of Hundertmark Road to provide consistent intersection traffic operations and adequate sight lines.
30. Provision that a cross access easement be explored on Pioneer Pointe's site so that the site access can be moved southerly to line up with Super Target's access and to be addressed prior to preliminary submittal.
31. Provision of a Traffic Impact Analysis addressing Carver County's and the City's comments related to site access, turn lanes, roadway improvements, and intersection operations at Hundertmark and Pioneer Trail, and to be submitted at preliminary.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-22 approving the Concept Plan for Cantissimo of Chaska (PC #2021-03).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE APRIL 19, 2021 RESOLUTION NO. 2021-22

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Cantissimo of Chaska/Anasazi Holdings, LLC/P.C. No. 2021-03

WHEREAS, the applicant, Anasazi Holdings, LLC, is requesting Concept Plan approval for the construction of an assisted living and memory care building totaling 32 units (38 residents), 22,000 square feet in size, and one-story in height; and

WHEREAS, the one-story senior housing building and parking is situated mainly on the western side of the site, due in part to the narrow shape of the site and the fact that the eastern end has very little buildable room; and

WHEREAS, one access point is proposed on the west edge of the site to connect into Hundertmark Road; and

WHEREAS, this ingress/egress will provide access to the surface parking; and

WHEREAS, the parking lot is proposed on the southern portion of the site with the building just north of that; and

WHEREAS, two patio spaces are proposed on the north and east sides of the site; and

WHEREAS, the building is a subtle u-shape in footprint and will be one-story tall with the front entrance facing the south towards the parking lot; and

WHEREAS, the proposed building will be constructed with lap and shake siding, stone, glass, and have a pitched roof; and

WHEREAS, in order to be classified as a Class I material, the stone needs to be natural stone; and

WHEREAS, the applicant is asking for a reduction in the Pioneer Trail setback from 125 feet to 100 feet so that there is more usable space on the property; and

WHEREAS, in essence, half of the property is unbuildable with setbacks applied; and

WHEREAS, 25 parking spaces are proposed as a part of this project; and

WHEREAS, the applicant is showing a 6 foot privacy fence to provide separation between the parking lot and Pioneer Pointe to the south; and

WHEREAS, the access into the site will be from one ingress/egress on Hundertmark Road; and

WHEREAS, the access point is recommended to be completely aligned with Super Target's access; and

WHEREAS, the applicant is putting in efforts to work with the Pioneer Pointe development to secure a cross access easement over a portion of their property to provide complete alignment; and

WHEREAS, providing complete alignment would be consistent with staff's comments as well as the traffic report completed for Hazel View; and

WHEREAS, the applicant will have to further address the comments in the first traffic study, Carver County's Memo, and City's comments relating to access alignment, turn lanes/improvements to Hundertmark Road, evaluation of intersection operations at Hundertmark Road and Pioneer Trail, and other unsatisfied comments during their preliminary submittal; and

WHEREAS, a traffic impact study will be needed that addresses all these comments; and

WHEREAS, the applicant is showing the re-alignment of the public trail on the north side of the site; and

WHEREAS, the preserved trees on the west make for a difficult pedestrian connection along Hundertmark Road, however, staff would still advise placing a sidewalk along the northside of the vehicle driveway to connect into the Hundertmark Road trail in a way that doesn't disrupt tree preservation; and

WHEREAS, staff would suggest to preserve the areas to the greatest extent possible on the west, north and east sides for tree preservation; and

WHEREAS, staff has marked up the tree survey in red within the staff report to show what areas to preserve; and

WHEREAS, staff would like to point out that the south end of the site will need to provide sufficient screening from the parking lot; and

WHEREAS, as noted before, a privacy fence is proposed along the southern property line between the parking lot and residential to the south; and

WHEREAS, staff would advise that additional plantings be incorporated between the fence and residential to the south to help soften the edge; and

WHEREAS, the outdoor patio areas shall also be looked at for landscaping provisions; and

WHEREAS, specifically, show how the landscaping can beautify the space and make it a place for residents to want to come to; and

WHEREAS, the fencing proposed around the northerly patio space should be softened up with adequate landscaping (trees and shrubs) along its edge; and

WHEREAS, multi-family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use"; and

WHEREAS, a minimum of 15% of the gross site area shall be shared open area; and

WHEREAS, any lighting proposed for this plan should be fully screened and face downward; and

WHEREAS, on April 14, 2021 the Planning Commission recommended approval to the City Council of the Concept Plan for Cantissimo of Chaska (PC#2021-03); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Cantissimo of Chaska (PC#2021-03), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-5), submitted by TCO Design, dated March 1, 2021.
    b. Project Narrative Addendum (Impact to Public Safety), submitted by TCO Design, dated April 1, 2021
    c. Neighborhood Meeting Discussion, submitted by TCO Design, undated
    d. Traffic Study Update for Cantissimo of Chaska (pgs 1-4), submitted by Swing Traffic Solutions, dated March 24, 2021
    e. Traffic Assessment – Hazel View Senior Housing Development (pgs 1-12), submitted by Spack Solutions, dated November 29, 2019
    f. Context Map/Site Influences (pg A1.4), submitted by Jim Mackey Architect, dated March 1, 2021
    g. Existing Conditions Plan, submitted by Premier Land Surveying, dated March 23, 2018
    h. Boundary & Topographic Survey, submitted by Premier Land Surveying, dated May 17, 2017
    i. Site Plan (pg A1.1), submitted by Jim Mackey Architect, dated March 1, 2021
    j. Surrounding Area Site Plan (pg A1.3), submitted by Jim Mackey Architect, dated March 1, 2021
    k. Previous Concept Excavation Area Plan (pg A1.2), submitted by Jim Mackey Architect, dated March 1, 2021
    l. Building Floor Plan (pg A2.1), submitted by Jim Mackey Architect, dated March 1, 2021
    m. Elevation Drawings (pg A3.1), submitted by Jim Mackey Architect, dated March 1, 2021
    n. Renderings (pg A3.2), submitted by Jim Mackey Architect, dated March 1, 2021
2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.

4. Provision of photometrics and specs for all exterior lighting proposed, including any canopy lighting.
5. Provision that all facades provide 360 degree architecture.
6. Provision of usable open space that provides a unique area(s) with usable amenities.
7. Provision of a detailed summary of indoor and outdoor amenities of the site and detail drawings to be provided at the preliminary submittal.
8. Provision of Usable Open Space to be provided on site that is compliant with Section 9.11.4.1.1.
9. Utilization of natural stone as a Class I material.
10. Description, design and materials of the proposed building to indicate how it fits into Chaska and to be addressed at preliminary submittal.
11. No exterior storage will be permitted.
12. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
13. Provision of two direct pedestrian connections to the public trails running along Hundertmark Road and Pioneer Trail and to be shown in the preliminary submittal.
14. Provision to submit Utility and Site Plan As-Builts prior to a certificate of occupancy being issued.
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18. Provision of adequate landscaping to be included around the east patio space and to be shown on the landscape plan at preliminary submittal.
19. Provision of a tree preservation plan that optimizes tree preservation for the site to the greatest extent possible, and is consistent with staff's marked up exhibit in the body of this report.
20. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
21. Provision of a storm water management plan meeting City and Carver County WMO standards.
22. Provision of a safety separation between the pedestrian pathway and proposed infiltration pond and to be addressed at the preliminary submittal.
23. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
24. Provision that all mechanical equipment will be fully screened from view.
25. Compliance with section 9.11 Building Design/Materials and Site Design.
26. Adherence with the Engineers Memo dated April 9, 2021.
27. Adherence with Carver County Public Work's memo dated March 29, 2021.
28. Provision of a left turn lane on Hundertmark Road consistent with Carver County and City standards.
29. If a full access onto Hundertmark is proposed it is recommended to align across from the existing Target access on the west side of Hundertmark Road to provide consistent intersection traffic operations and adequate sight lines.

30. Provision that a cross access easement be explored on Pioneer Pointe's site so that the site access can be moved southerly to line up with Super Target's access and to be addressed prior to preliminary submittal.
31. Provision of a Traffic Impact Analysis addressing Carver County's and the City's comments related to site access, turn lanes, roadway improvements, and intersection operations at Hundertmark and Pioneer Trail, and to be submitted at preliminary.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 19th day of April, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **April 9, 2021**
Subject: **Cantissimo of Chaska – Assisted Living Concept Plan**

The concept plan development of the new site proposes a new senior living facility building and parking lot along with site amenities. From a storm water perspective, a stormwater management plan along with a grading and drainage plan is required plan for managing runoff that meets both the City and watershed requirements. Attention to the existing wetlands and drainage will be important to not impact the overall system. Gravity sanitary sewer and water is available to service the property from the existing stub street located off Wilderness Drive. The developer will need to work with staff on how utility service is proposed to connect into the City system.

Previous planning considered an extension of the townhome housing development that was completed with the Pioneer Pointe development. Access to this site considered a connection to the existing neighborhood stub streets. The concept plan proposes a separate access onto Hundertmark which inconsistent with previous approvals.

Although proposed senior housing is a change from what was planned and is traditionally a low traffic generator, staff would recommend that if access is pursued onto Hundertmark that it remain consistent with previous planning approvals. Further, if a full access onto Hundertmark is proposed it is recommended to align across from the existing Target access on the west side of Hundertmark Road to provide consistent intersection traffic operations and adequate sight lines. A traffic impact study will need to be completed that addresses improvements to Hundertmark Road, evaluates intersection operations both at a proposed Hundertmark and Pioneer Trail to ensure adequate turn lane capacity so mainline traffic along Hundertmark and Pioneer Trail will not be impacted.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN 55322

March 29, 2021

City of Chaska
c/o Elizabeth Hanson, AICP
City Planner
952-448-9200
EHanson@chaskamn.com

Re: Development / Access Review Comments: Cantissimo of Chaska located at PID# 300280330 adjacent to County State Aid Highway (CSAH) 14 (Pioneer Trail)

Thank you for the opportunity to review the subject development in the City of Chaska. Consistent with the County Comprehensive Plan and County Codes, and other official controls of the County, the following are comments and recommended conditions of approval and as potential requirements for any necessary permits to be issued for the project.

1. Regarding access onto the County Highway –
   a. The County's Access Spacing Map in the 2040 Comprehensive Plan (Figure 4.14) identifies this segment of CSAH 14 as Category 5B, which guides full access intersection spacing at 1/4 mile intervals and secondary (limited) intersection spacing at 1/8 mile intervals.
   b. No direct access to CSAH 14 is proposed. Additional County review and approval will be required if this condition changes.
2. Regarding highway right of way –
   a. CSAH 14 at this location is in a transition area from a 2-lane undivided rural roadway facility to the east and becomes a 4-lane divided urban section with curb and gutter approximately 300 ft. from the intersection with Hundertmark Rd. The existing right of way is approximately 85 ft. total with an even distance from centerline on each side for approximately 42.5 ft. from centerline on the south side.
   b. The planned typical section for this section of highway along this property is a 4-lane divided urban facility. The County's 2040 Comprehensive Plan (Figure B.6) defines the needed right of way for this type of highway typical section as 65 ft. from centerline without a trail facility. If the trail facility is included within the County right of way, then an additional 10 ft. is required. The trail facility may be included in a separate City-owned outlot.
   c. The plat shall incorporate approximately an additional 22.5 ft. of dedicated right of way from the centerline of CSAH 14 for a total of 65 ft. from centerline, not including the trail facility. If the trail is included in County right of way, then a dedication of 75 ft. from centerline is required. The trail may also be located in a City-owned outlot.
   d. A 30 ft. sight triangle right of way dedication from the proposed right of way along CSAH 14 and Hundertmark Rd. is required on the southeast corner of CSAH

CARVER COUNTY

14/Hundertmark Rd. intersection.

3. Regarding access to Hundertmark Rd. and impacts to CSAH 14 intersection -
   a. Proposed access should line up across from the existing access to Target on the west side of the road for more predictable operations and to prevent traffic operation issues at the intersection of CSAH 14 and Hundertmark Rd.
   b. A left turn lane on Hundertmark Rd. into the proposed development should be added to adequately store the expected number of vehicles that may be waiting to turn to avoid operational issues with traffic backing up to the signal at CSAH 14 and Hundertmark Rd. The developer needs to provide a traffic impact analysis to demonstrate that this left turn lane can adequately store the expected number of waiting vehicles without impeding southbound Hundertmark Rd. traffic.
4. The County will need to review and approve the final grading plans for properties adjacent to CSAH 14. A grading permit will be required for grading work within the highway right of way. The grading and trail reconstruction along CSAH 14 will need to be compatible with the future CSAH 14 4-lane divided urban design.
5. The technical details of the final plat, its boundaries and form(s) will need to be reviewed and approved by the County Surveyor.
6. Prior to any work affecting or on County highways or in County right of way, the applicant shall coordinate plans with the County Engineer and obtain a Utility or Excavating/Filling/Grading Permit(s) from Carver County Public Works: (www.co.carver.mn.us/departments/public-works/quick-links/permits). Final details of locations, grades, and profiles affecting County roads as well as any utility connections will need to be reviewed and approved prior to any permits.
7. Any damages, modifications, or changes incurred on County highways from current or approved conditions will need to remedied or updated at development expense, including costs incurred by the County.

These are the County's comments at this time. If you have any questions or need further assistance, please contact staff noted below:

Joan Guthmiller Administrative Technician Carver County Public Works 952.466.5201 jguthmiller@co.carver.mn.us	Angie Stenson AICP Sr. Transportation Planner Carver County Public Works 952.466.5273 astenson@co.carver.mn.us	Dan McCormick, P.E. PTOE Traffic Services Supervisor Carver County Public Works 952.466.5208 dmccormick@co.carver.mn.us

TCO Design
P.O. Box 41790, Plymouth, MN 55441
952-994-8276
todd@tcodesign.net

March 1, 2021

Assisted Living and Memory Care Facility
Corner of Pioneer Trail and Hundertmark Road (PID# 300280330)
Chaska, MN 55441

CANTISSIMO of CHASKA
CHASKA PIONEER SL, LLC
Anasazi Holdings, LLC - Paul Ablack, CEO
603 Lake Street East, Suite 203
Wayzata, MN 55391

Project Narrative:

Background

The proposed site is currently owned by Chaska Pioneer SL, LLC. Chaska Pioneer SL, LLC (Applicant) is proposing to construct a one story 32-unit (38 resident) care suite building on this site. This is a quiet, family-oriented facility that will fit nicely at this location. The site is on the corner of Pioneer Trail and Hundertmark Road. This central location close to a freeway and with great services within a mile makes this site a great location for an assisted living and memory care facility.

The maximum number of employees when the facility is full will be 12. This is the number of employee required by the State for this type of facility and care. This is also the number that a management company needs to provide the patients with meals, personal hygiene, housekeeping and any other resident needs. Building and exterior maintenance will be outsourced and maintained to the highest standards. There is plenty of on-site snow storage space. We are providing 25 off-street parking spaces that includes 2 ADA spaces. All deliveries will be at or near the main entrance of the building.

One Story vs. Two Story

There has been a discussion on whether the building should be one story or two story. The conclusion was one-story for several reasons.

1. It is considered desirable for the residents to live in a one-story building. We feel that residents will be more comfortable in a one-story where all the living is on one level rather than dealing with stairs and an elevator to get around their living environment.
2. A one-story building would be less obtrusive to the neighborhood to the South as well as to the intersection of Pioneer Trail and Hundertmark Road.
3. Instead of 32 units, we would need 44-48 units. This increase would be necessary because a two-story building will be more expensive to build and operate. This is a result of a code requirement that a two-story building be constructed of steel and concrete rather than wood, two sets of stairwells would be required to meet code, an elevator would be required to meet code and additional staff would be needed to cover two different floor levels.
4. The increase in units would require an increase in parking and traffic. The increase of 25 parking spaces to 32 means an increase in parking lot cover of approximately 2200 square feet. This increase in parking and traffic would be less desirable with the curved access point at the Southwest tip of the property.
5. While the bigger footprint will impact more trees, the actual loss of trees is less than the previous concept recommended for approval because of the bigger excavation area due to the proposed sub-garage of the previous project. Our concept is of slab on grade construction with minimal excavation. Please refer to Exhibit A on sheet A1.2.
6. The one-story with less units falls more in line with the Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Compliance with Chaska Mission Statement

Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Not a 'throw-away' statement. With the primary mission of the City of Chaska being to enhance and maintain the high quality of life of its 'shareholders', the citizens of Chaska, this project truly integrates that mission.

This project provides a balanced residential component that any community needs for true full life-cycle housing. Assisted living facilities bring back a spirit of community and sociability with numerous common areas centrally located. The participatory nature of assisted living enhances the lives of its residents and contributes to healthier living. While residents can enjoy the privacy of their individual space, there are also many opportunities for social involvement.

Cantissimo of Chaska promises to be a great asset to the Best Small Town in Minnesota.

Chaska Core Strategy Reinforcement

Chaska's Mission Statement is further enhanced by 5 Core Strategies. Below are several ways we believe this project meets those strategies:

CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – This project provides a low impact development on the 2.7-acre site by maintaining most of the site in its natural state providing open spaces and environmental preservation. This will allow the residents to enjoy these open spaces as well as the public with the adjusted walking trail along Pioneer Trail.

WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – This new development will have a positive impact to the community in providing much needed senior housing options. The project sits adjacent to an existing townhome development and therefore consistent with the land use contemplated for the area. The infrastructure is already in place, thus allowing a cost-effective development for the City and its shareholders.

A SENSE OF COMMUNITY AND SMALL TOWN TALUES ARE MAINTAINED – This project will certainly provide an emphasis on family, neighborhood, and integration. It integrates along with townhome development to the South, as well as single family development to the West. The Chaska High School is near to the East and supports many public activities as well as a local meeting space for local church services. This will allow active participation in civic, religious, and other volunteer activities given its proximity to these amenities.

COMMITMENT TO EXCELLENCE – We believe that Cantissimo of Chaska will bolster this commitment. Our Development team has an excellent track record in providing a high-quality development and shares the same desire and vision of excellence that the city of Chaska possesses.

Programming and Project Opportunity Development

The building fits well with the existing townhomes located in Pioneer Pointe, the closest neighbor. The use of cedar shake 'look' siding, horizontal siding, and stone are similar. We also are using a combination of gable and hip style roofs. Even though they are two story, our one story has similar mass since we have a bigger footprint.

The exterior patios are located close to the existing walking trail and relate to a sidewalk. Residents who are able will be connected to walking trails with this sidewalk.

The building is placed closest to Hundertmark Road to minimize the amount of driveway and parking lot needed to properly access the building.

The main entry, East entry, and West entry are visible from Hundertmark, Pioneer Trail, or the walking trail. There is transparence from all the resident's units. The only blocking of views is from the private patio accessed from the building common area.

The access to the site will be off Hundertmark Road. The traffic generated by this concept is considerably less than the previous concept recommended for approval. A new traffic study will be provided. We will attempt to work with Pioneer Pointe to obtain an easement to be more in line with the current Target East entrance.

The current site has a natural grade and drainage to the Southeast. The concept will not alter this other than add an infiltration pond and perhaps pervious pavement to keep stormwater run-off on our property. We will not increase stormwater to the South. A qualified civil Engineer will determine this through the application process.

A sign monument will be added near the driveway entrance from Hundertmark Road. The sign will identify the building and will meet Chaska city code.

Ownership Guiding Principles

Provide a quality and a compassionate living environment for individuals in need of assistance for day-to-day life.

Develop and maintain a facility and site to high standards that is an asset to the community and neighborhood.

Establish a business that fits the motto and standards of the city of Chaska.

Provide jobs and opportunities that will bring quality residents and services to the city of Chaska.

Encourage community involvement between the residents of Cantissimo of Chaska and the neighborhood.

Ownership Background

This dream of quality care for senior began in 2013 when one of the Owner's grandfather was diagnosed with Alzheimer's. Looking for a 'home' for his grandfather became the groundwork for stepping into their Fridley facility. Partnering with Jennifer Thorson, the executive Director of Fridley, they added an Anoka facility. They are currently looking to expand to Columbia Heights, Chaska, and Wayzata. The goal is to maintain the high standards of quality living for their residents and the cities in which they operate. Their goal is to expand at a speed that does not dimmish the quality of care and service.

The 'Senior Advisory.com' has awarded their Fridley facility the best of 2018 and 2019 awards. It is anticipated they will also receive their 2020 award. They have received 4.5 out of 5 state rating for residents and tours through Facebook, caring.com, senioradvisor.com. The Fridley 'home feel' facility has been operating for 3 years and has been so successful they are currently adding 18 more rooms to the existing 28 room facility. The addition is expected to be complete by the end of this summer.

This Ownership has shown success by providing a 'home feel' facility for the residents, family, and community they reside in. They will be bringing this same quality and best small town facility to Chaska.

Request for a 100' setback from Pioneer Trail

The 2.7-acre lot has a very unusual flat triangle shape. With the standard 125' setback from Pioneer Trail there would only be about 32,000 square feet of usable area for building and parking. This would not be enough area to fit the size of building needed to support a development for senior housing. The additional 6,000 square feet of usable area gives the elbow space needed to properly fit a development on the site with appropriate tree placement and outdoor area and sidewalks.

The building is angled to the West so that the West end of the building meets the 125' setback. This will maintain sight lines from Hundertmark Road and Pioneer Trail at the intersection.

Tree Preservation and Building Shape/Location

Several building shapes and locations have been considered for our use and this site. The location of the parking lot is ideal in preserving trees, placing the driveway as far South as possible on our site and efficiency of hardcover. We explored a straight building shape and a double angle shaped building. Both shapes were less efficient than the one angle shape proposed to the site and resulted in further compromise of the significant trees. The slab on grade construction allows minimal impact on existing trees. The shape, location and construction allow us to preserve 28 of the 35 trees indicated by Staff as significant. We will work with arborist through our process to ensure we reach the maximum possible preservation. The previously concept recommended for approval would only be able to preserve 25 of the 35 as shown in Exhibit A on sheet A1.2.

Traffic Consideration

There is a traffic study based on the previous concept recommended for approval. We will be updating this for our concept. We are confident that our concept will have much less impact on Hundertmark Road traffic. We will talk to the townhome association about a possible easement to be as close as possible to Target's East entrance. We have placed our driveway as far South as possible within our property. We will revisit this once we have a new study.

Enclosed Patio Area

A generous enclosed patio area is provided for the residents of the building. Because a significant number of residents cannot be outside on their own, the enclosed patio will provide a nice exterior setting that is safe and secure. Being enclosed, it will be available to these residents more frequently than a patio that is not enclosed and safe. An open patio area is provided on the East side of the building for those residents who do not require as much overwatch.

Community Benefit

This facility will bring with it a good economic benefit from construction to operation. During construction the project will bring lots of workers who will patron local businesses for lunches, services and retail. Once in operation, the employees, professional visitors and guest visitors will also patron the local businesses for the entirety of its operation. The facility will provide approximately 40-50 good new jobs just on employees and dozens of increased business opportunities for medical professional visitors and visiting maintenance personnel.

There are several other advantages to a residential care facility for this community. It is important to the owner and operators that this facility is well maintained and run. All aspects of site and building maintenance will be kept to high standards. The families and groups associated with Comprehensive Care have high standards for this type of facility and for their residents. They are caring family members, medical professionals and business professionals. These types of facilities are quiet and low key. There will be no large and loud parties or gatherings. It will have 24 hour a day security.

Zoning and Land Use

Zoning

The current zoning for the site is PRD, Planned Residential Development. The proposed use for the building is assisted living/memory care. According to City Code permitted uses, Section 4, Sub-Section 4.2.3.1 Dwelling Units: Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents. Assisted living and similar facilities are considered dwelling units.

Building

The proposed building will consist of one floor of assisted living and memory care units. The total floor area is approximately 23,000 square feet. There will be two wings with a central gathering space that includes a seating area, dining area, kitchenette, and salon. There will be a total of 32 care units/38 residents. Each unit will contain an entry, closet and ¾ bath with an ADA shower. There will be a central kitchen to provide nutrition for the residents.

The residents will get assisted living care and memory care. Specific services provided will be determined by the management company. Memory care patients are not allowed to wander outside of the facility without being accompanied by a care team member. The facility will operate under the Minnesota state Comprehensive Care License requirements.

The proposed building will use exterior materials consistent with current residential construction. It will utilize a nice balance of manufactured stone and 'LP SmartSide'. The siding will be varied by using a combination of textures and colors. Other architectural features such as decorative vents, columns and brackets will be used to add visual interest. The roof will be finished with 'shake look' architectural asphalt shingles.

Site

The overall site is approximately 2.71 acres. Setbacks for the property and proposed building are listed in the table below. The building location requires front yard setback variance from the City required front yard setback. The Developer is requesting a 100' setback from Pioneer Trail. The size and shape of this site creates a hardship not created by the Developer. This is caused by a small triangular shaped site that has two front streets.

	Building Setback		**Pavement Setback**	
	Required	Proposed	Required	Proposed
Front / Pioneer Trail ROW	125 Feet	100 Feet	20 Feet	22 Feet
Front Yard Hundertmark Road	100 Feet	100 Feet	10 Feet	100 Feet
Rear Yard South	20 Feet	28 Feet	10 Feet	10 Feet

Access and Parking

A new driveway will enter the site from Hundertmark Road as far South from Pioneer Trail as the property will allow. There will be a new 26-foot-wide curb cut to allow access for personal vehicles, delivery vans, and emergency vehicles. A 6-0 high fence will be installed to provide screening between the parking lot and the Pioneer Pointe townhomes to the South.

Parking has been provided to serve the proposed building with 25 parking stalls which exceeds City requirements. Based on City code, 1 parking space is required for every 2 dwelling units. A building with 32 dwelling units would be required to provide 16 parking spaces. Two accessible stalls are provided in accordance with 2020 MN Accessibility Code. The standard parking stalls are 9'x18' and the drive aisle is 26 feet in width.

Landscaping and Tree Preservation

A Landscape and Lighting Plan will be provided to show new trees, new shrub screening and exterior lighting. There will be a 6-0 tall fence screening from the outdoor patio from Pioneer Trail and between the parking lot and townhomes to the South. The types (species) of new trees and minimum sizes will be provided on the Landscaping and Lighting Plan. Tree preservation goal will be addressed.

Grading, Drainage, Utilities and Stormwater Treatment

Proposed preliminary site grades, drive aisles, parking areas, utilities and stormwater treatment will be provided by our civil Engineer for the building permit application process. A preliminary shallow infiltration pond is shown on the current site plan. This will be like a drainage ditch you would see on the side of Pioneer Trail and the existing walking trail. Our civil engineer will address this with a stormwater management plan.

Lanewood Estates, LLC Development Schedule
March 2021 – Concept Plan Review Application to the City of Chaska
Summer 2021 – Building Permit Application
Fall 2021 – Begin Construction

Commercial Drafting and Home Design
Dedication to excellence

TCO Design

P.O. Box 41790, Plymouth, MN 55441
952-994-8276
todd@tcodesign.net

April 1, 2021

Assisted Living and Memory Care Facility
Corner of Pioneer Trail and Hundertmark Road (PID# 300280330)
Chaska, MN 55441

CANTISSIMO of CHASKA
CHASKA PIONEER SL, LLC
Anasazi Holdings, LLC - Paul Ablack, CEO
603 Lake Street East, Suite 203
Wayzata, MN 55391

Project Narrative Addendum (Impact to Public Safety:

Lift Assistance

The proposed facility will incorporate the use of 'Hoyer' or equal lifts to assist residences who fall. An assessment will be made on site and have proper care staff on site 24/7 to assist with any fall or emergency, to assess the incident and be advised by the registered nurse as to when or if to call 911 for further assistance. The staff will only call 911 if a bone fracture is discovered or a head injury is sustained. Any other assistance will be performed by staff within the facility.

CPR (Cardiopulmonary Resuscitation)

The staff of this facility will not perform CPR on residents suffering from a heart attack or lack of breathing. 911 will be called in these instances, due to the fragile state the residents are in there appears to be a larger liability on the community if staff were to perform CPR vs waiting for 911 IF the resident is not DNR. Attempted CPR can cause harm to its residents, including broken ribs, sternum fractures, and dislodged pacemaker electrodes. Additionally, attempted CPR on the elderly also has very low success rates.

D-N-R (Do Not Resuscitate Order)

All residents upon admission are required to bring forth a health care directive, POLST, and DNR/DNI. Most of the time our residents are admitted with a DNR/DNI in place, which is compatible to our no-CPR policy on site.

TCO Design

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todd@tcodesign.net

NEIGHBORHOOD MEETING DISCUSSION:

RE:
Neighborhood meeting discussion:
Southeast corner of Pioneer Trail and Hundertmark Road

Only one person participated in discussion at the neighborhood meeting on Wednesday evening, March 10th. Laura McHale, a resident of Pioneer Pointe, was the participant. I also received an e-mail expressing interest in the discussion from Raenita Cooper who will receive this letter as well. Present on the behalf of Chaska Pioneer were Nathan Running (Co-Owner), Jennifer Thorsen (Facility Manager) and Todd Ofsthun (Applicant Representative). The following are condensed comments/questions from Laura and responses from Chaska Pioneer:

Comment/Question: Expressed concern about any development on this site.
Response: The City has deemed this developable land.

Comment/Question: Concerned about losing trees, a natural buffer from Pioneer Trail.
Response: The loss of trees is the unfortunate reality of development. We are saving at least 28 of the 35 trees the City has designated as significant. We will continue to work with a tree specialist to save as many trees as possible. Several building shapes were considered for this reason.

Comment/Question: Concerned about losing the current shape of the walking path along Pioneer Trail.
Response: The shape will only be altered slightly. A partial section that encroaches well into our property will be removed and replaced closer to Pioneer Trail maintaining the continuity of the walking trail.

Comment/Question: Concerned about affecting the stormwater flow onto Pioneer Pointe properties.
Response: We will be working with a qualified civil engineer to determine and manage any change created by our project. We anticipate using a shallow infiltration pond or storage basin that the engineer will determine using stormwater management calculations and techniques.

Comment/Question: Concerned about affecting their access to the walking trail.
Response: It was determined by the site plan available at the meeting and google maps that our project does not impact anyone's access to the local walking trails or sidewalks.

Comment/Question: Concerned about emergency vehicle traffic. Referenced an existing local three-story facility.
Response: Talked about the difference between a larger facility that does not provide as personal care as our proposed facility and requires fewer emergency calls. Also expresses the relative size of our modest 32 units vs the number of residents in a large three-story facility. Talked about the low number of emergency vehicle visits at their other facilities and that they do not typically come with lights and sirens.

Comment/Question: Concerned about having this type of building so close to Pioneer Pointe, again referencing an existing local three-story facility.
Response: Talked about the fact that this is a one-story modest facility. We feel it is a particularly good fit for this site. The roof lines and exterior materials will be like the Pioneer Pointe townhomes. Referenced our Fridley facility fits nicely in that neighborhood and it is a taller building.

Comment/Question: Concerned about property values.
Response: We feel property values will not be impacted. This building is a better option to fill this developable land than others that have been considered. The value of this land will be higher as a developed care building. It would have less impact on the surrounding area and will positively impact the corner and local community.

Context Map / Site Influences



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Jim Mackey
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Plan Date
PRELIM. 3-1-21

CANTIGIMO OF CHASKA
PID# 3002803301 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

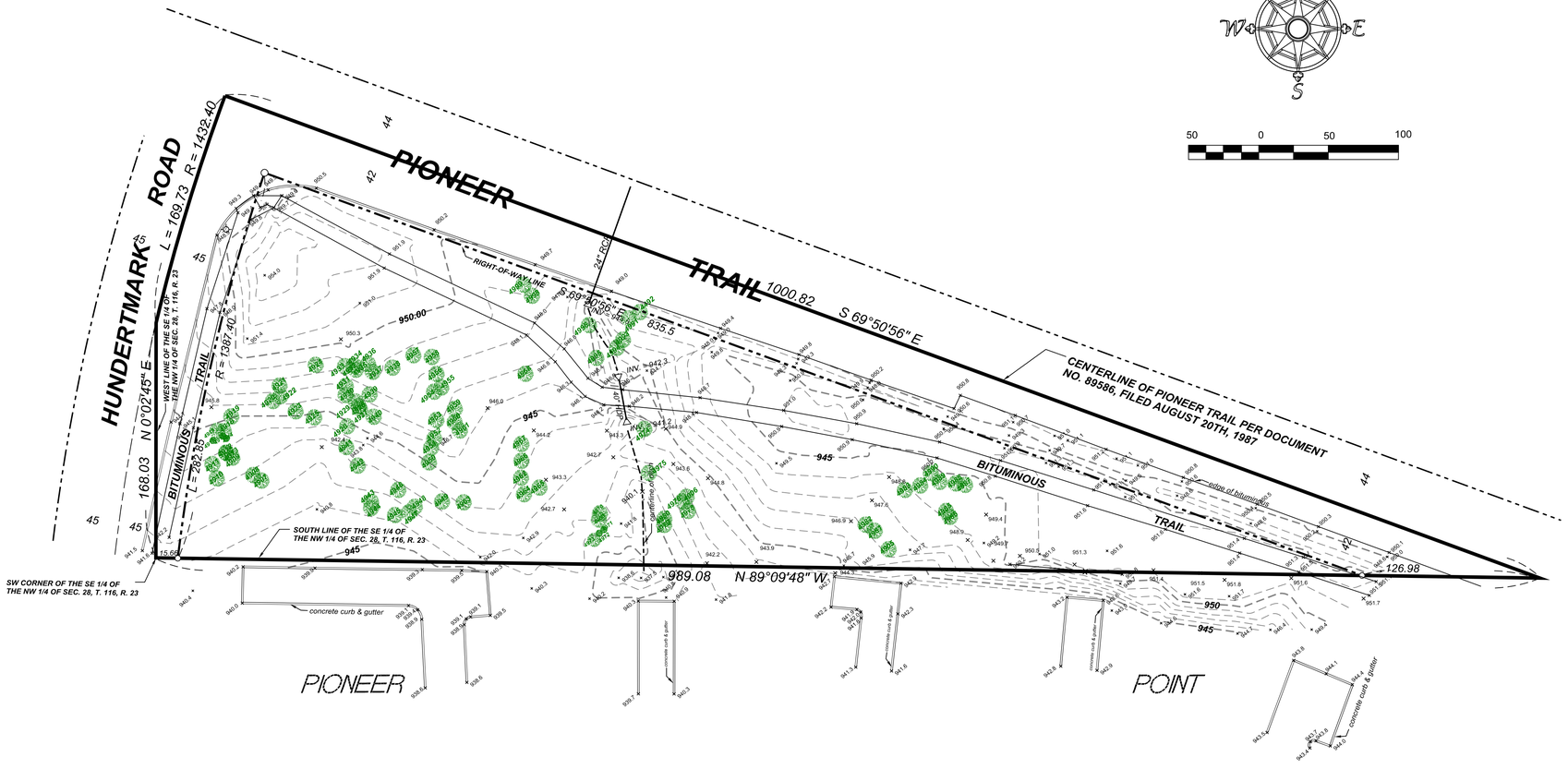
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Design #
tco202104

A1.4

Topographic and Tree Inventory Survey

~ for ~ Lake West Development, LLC



Species List	ID	DBH	Condition	Notes
Bur oak	4999	7	8	
Hackberry	4998	7	6	
Bur oak	4996	8	5	
Eastern cottonwood	4995	25	7	
Eastern cottonwood	4994	23	7	
Box elder	4993	7	5	
Box elder	4992	10	5	
Box elder	4991	10	5	
Box elder	4990	7	5	
Hackberry	4989	11	6	
American elm	4988	23	2	Dangerous tree should be removed
Bur oak	4987	7	4	
Box elder	4986	15	3	Dangerous tree should be removed
Box elder	4985	18	2	Dangerous tree should be removed
Bur oak	4984	6	6	
Bur oak	4983	8	6	
American elm	4982	8	4	
White oak	4981	40	1	Dangerous tree should be removed
American elm	4980	10	5	
American elm	4979	13	5	
American elm	4978	7	5	
Bur oak	4976	34	5	
Box elder	4975	12	5	
Box elder	4974	12	4	
Bur oak	4973	7	4	
Bur oak	4972	42	7	
Bur oak	4971	10	4	
Bur oak	4970	7	4	
Bur oak	4969	9	4	
Bur oak	4968	33	7	
White oak	4967	6	7	
Bur oak	4966	34	5	
Eastern red cedar (junipe	4965	2	7	
Eastern red cedar (junipe	4964	2	7	
White oak	4963	7	7	
White oak	4962	7	6	
White oak	4961	9	6	
Green ash (red ash)	4960	7	7	
White oak	4959	8	6	
Box elder	4958	7	5	
American elm	4957	13	6	
American elm	4956	9	6	
American elm	4955	9	5	
Bur oak	4954	35	3	
White oak	4953	6	8	
American elm	4952	7	5	
Bur oak	4951	27	6	
Green ash (red ash)	4950	6	7	
American elm	4949	8	5	
Bur oak	4948	28	3	Dangerous tree should be removed
Bur oak	4947	22	3	Dangerous tree should be removed
American elm	4946	6	5	
American elm	4945	6	3	Dangerous tree should be removed
American elm	4944	6	4	
Bur oak	4943	28	3	
American elm	4942	7	5	
American elm	4941	7	3	Dangerous tree should be removed
Bur oak	4940	40	1	
American elm	4939	10	5	
White oak	4938	6	7	
White oak	4937	6	7	
White oak	4936	6	7	
White oak	4935	6	4	
White oak	4934	6	4	
White oak	4933	7	7	
White oak	4932	6	4	
Box elder	4931	8	5	
White oak	4930	29	2	Dangerous tree should be removed
White oak	4929	8	5	
White oak	4928	30	5	
Bur oak	4927	20	5	
Box elder	4926	7	4	
American elm	4925	6	4	
White oak	4924	6	7	
White oak	4923	53	1	Dangerous tree should be removed
White oak	4922	6	2	Dangerous tree should be removed
White oak	4921	6	2	Dangerous tree should be removed
American elm	4920	7	5	
White oak	4919	6	6	
White oak	4918	6	6	
American elm	4917	7	5	
White oak	4916	7	5	
American elm	4915	8	5	
White oak	4914	9	5	
Bur oak	4913	25	7	
Bur oak	4912	28	7	
Box elder	4911	10	5	
American elm	4910	6	4	
Bur oak	4909	26	7	
Bur oak	4908	33	0	Dangerous tree should be removed
American elm	4907	7	4	
Box elder	4906	8	4	
Hackberry	4905	7	5	

NOTE: Tree inventory data furnished by Soil Investigation & Design, INC.

LEGEND

- Spot Elevation
- Fire Hydrant
- Survey Control Point
- Set 1/2" X 14" rebar marked with cap no. 22703
- Contour Line
- Deciduous Tree

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische | *22703* | *05/23/18*

Steven V. Ische | *License No.* | *Date*

PROJ. #1577-00

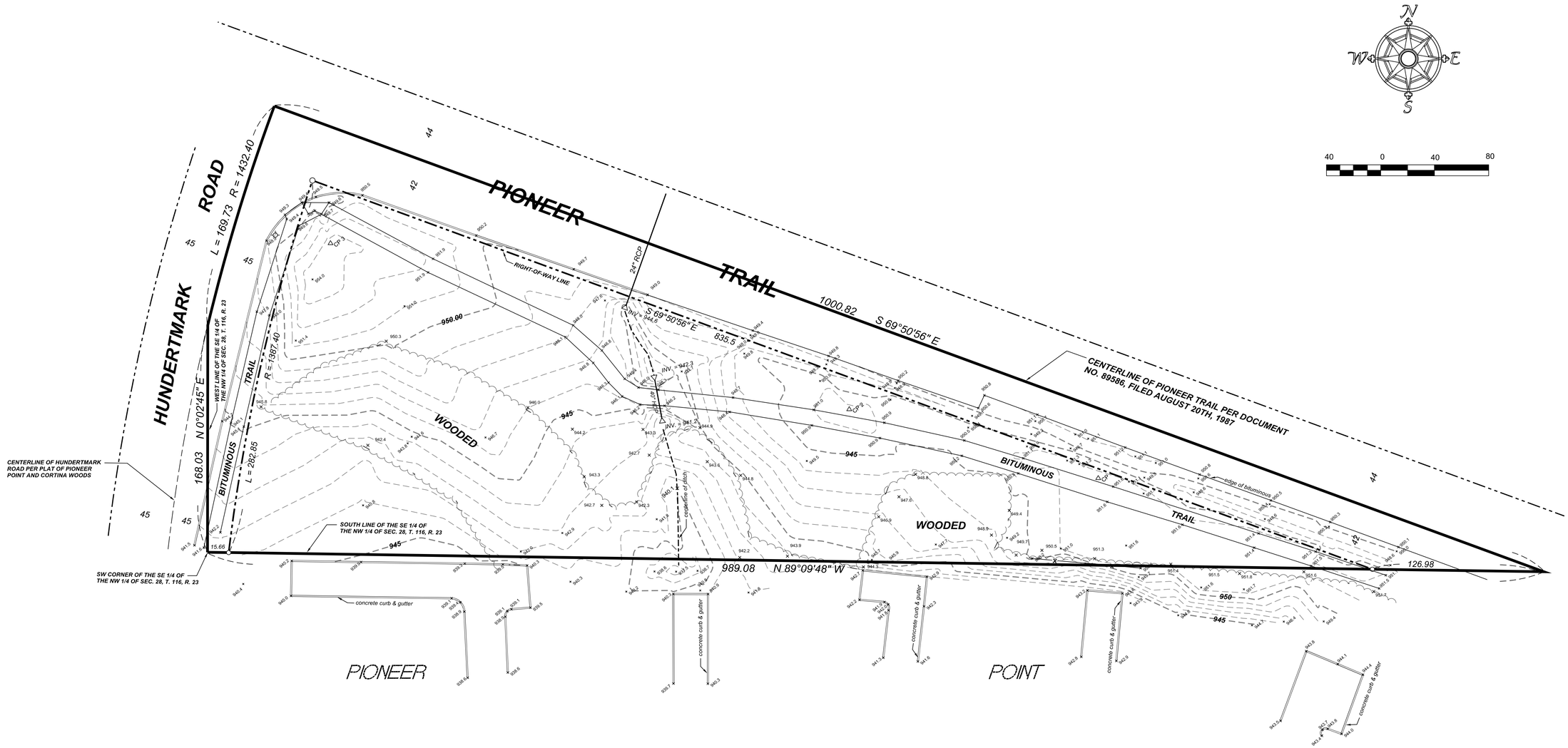
EXISTING CONDITIONS PLAN

PREMIER LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010

Boundary & Topographic Survey

~ for ~ Molnau Family LLLP



LEGEND

×	Spot Elevation
⊖	Fire Hydrant
△	Survey Control Point
○	Set 1/2" X 14" rebar marked with cap no. 22703
– – –	Contour Line

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische | 22703 | 05/17/17

Steven V. Ische | License No. | Date

PROJ. #1481-00

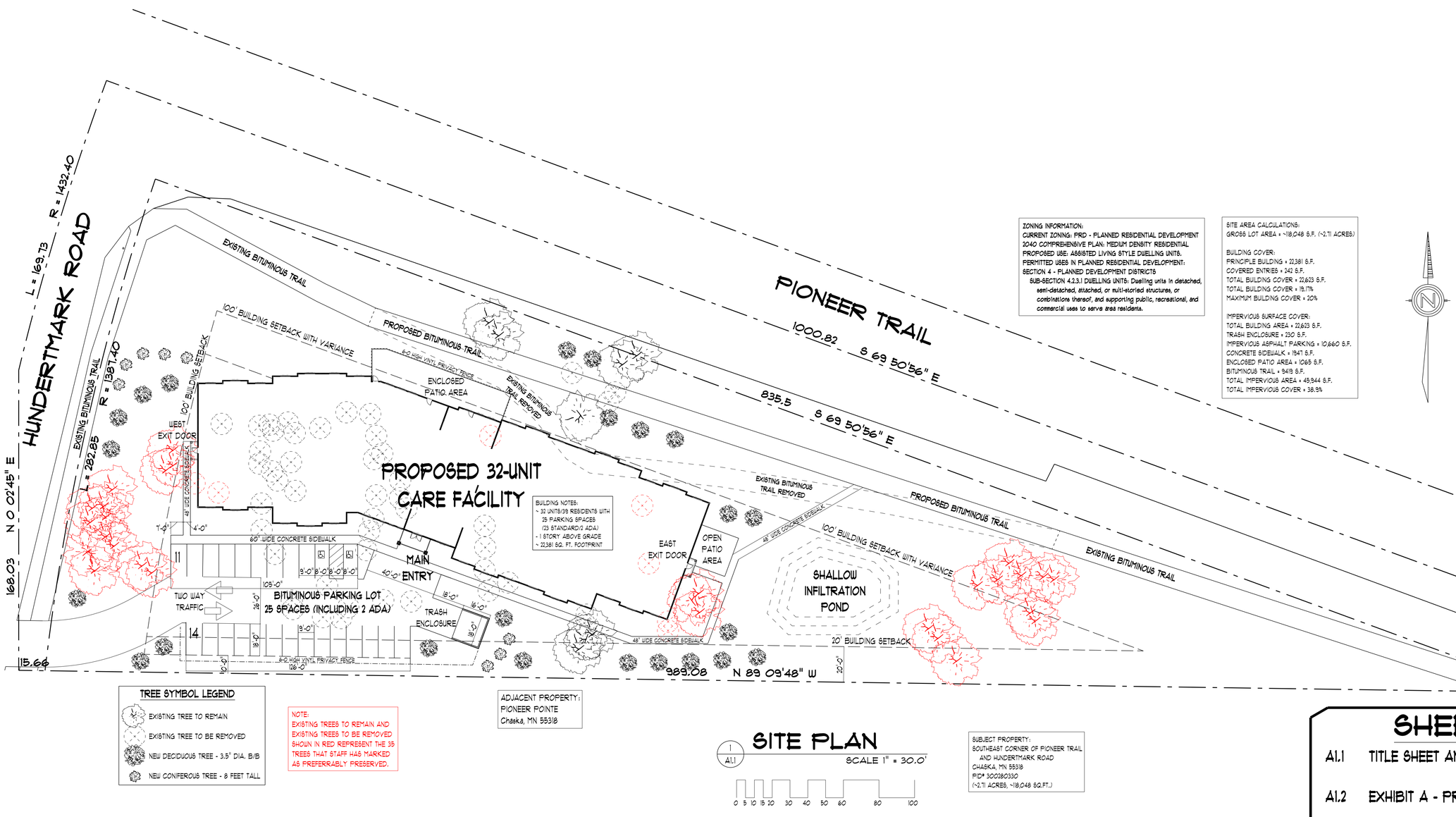
DESCRIPTION OF PROPERTY SURVEYED::

That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) Section 28, Township 116, Range 23 lying southerly of the centerline of Pioneer Trail (County Road 14) and lying easterly of Hundertmark Road.

NOTE: This survey was prepared without the benefit of a title commitment. All easements of record may not be shown.

PREMIER LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010



ZONING INFORMATION:
CURRENT ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT
2040 COMPREHENSIVE PLAN: MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: ASSISTED LIVING STYLE DWELLING UNITS.
PERMITTED USES IN PLANNED RESIDENTIAL DEVELOPMENT:
SECTION 4 - PLANNED DEVELOPMENT DISTRICTS
SUB-SECTION 4.2.3.1 DWELLING UNITS: Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents.

SITE AREA CALCULATIONS:
GROSS LOT AREA = ~118,048 S.F. (~2.71 ACRES)

BUILDING COVER:
PRINCIPLE BUILDING = 22,381 S.F.
COVERED ENTRIES = 242 S.F.
TOTAL BUILDING COVER = 22,623 S.F.
TOTAL BUILDING COVER = 19.17%
MAXIMUM BUILDING COVER = 20%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 22,623 S.F.
TRASH ENCLOSURE = 230 S.F.
IMPERVIOUS ASPHALT PARKING = 10,660 S.F.
CONCRETE SIDEWALK = 1941 S.F.
ENCLOSED PATIO AREA = 1065 S.F.
BITUMINOUS TRAIL = 8419 S.F.
TOTAL IMPERVIOUS AREA = 45,944 S.F.
TOTAL IMPERVIOUS COVER = 38.9%

TREE SYMBOL LEGEND
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW DECIDUOUS TREE - 3.5" DIA. B/B
- NEW CONIFEROUS TREE - 8 FEET TALL

NOTE:
EXISTING TREES TO REMAIN AND EXISTING TREES TO BE REMOVED SHOWN IN RED REPRESENT THE 35 TREES THAT STAFF HAS MARKED AS PREFERRABLY PRESERVED.

ADJACENT PROPERTY:
PIONEER POINTE
Chaska, MN 55318

1 / A1.1 SITE PLAN
SCALE 1" = 30.0'
0 5 10 15 20 30 40 50 60 80 100

SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

SHEET INDEX:

A1.1	TITLE SHEET AND SITE PLAN
A1.2	EXHIBIT A - PREVIOUS CONCEPT EXCAVATION
A1.3	EXHIBIT B - SURROUNDING AREA SITE PLAN
A1.4	EXHIBIT C - CONTEXT MAP/SITE INFLUENCES
A2.1	PROPOSED BUILDING FLOOR PLAN
A3.1	PROPOSED BUILDING EXTERIOR ELEVATIONS
A3.2	PROPOSED BUILDING EXTERIOR RENDERINGS

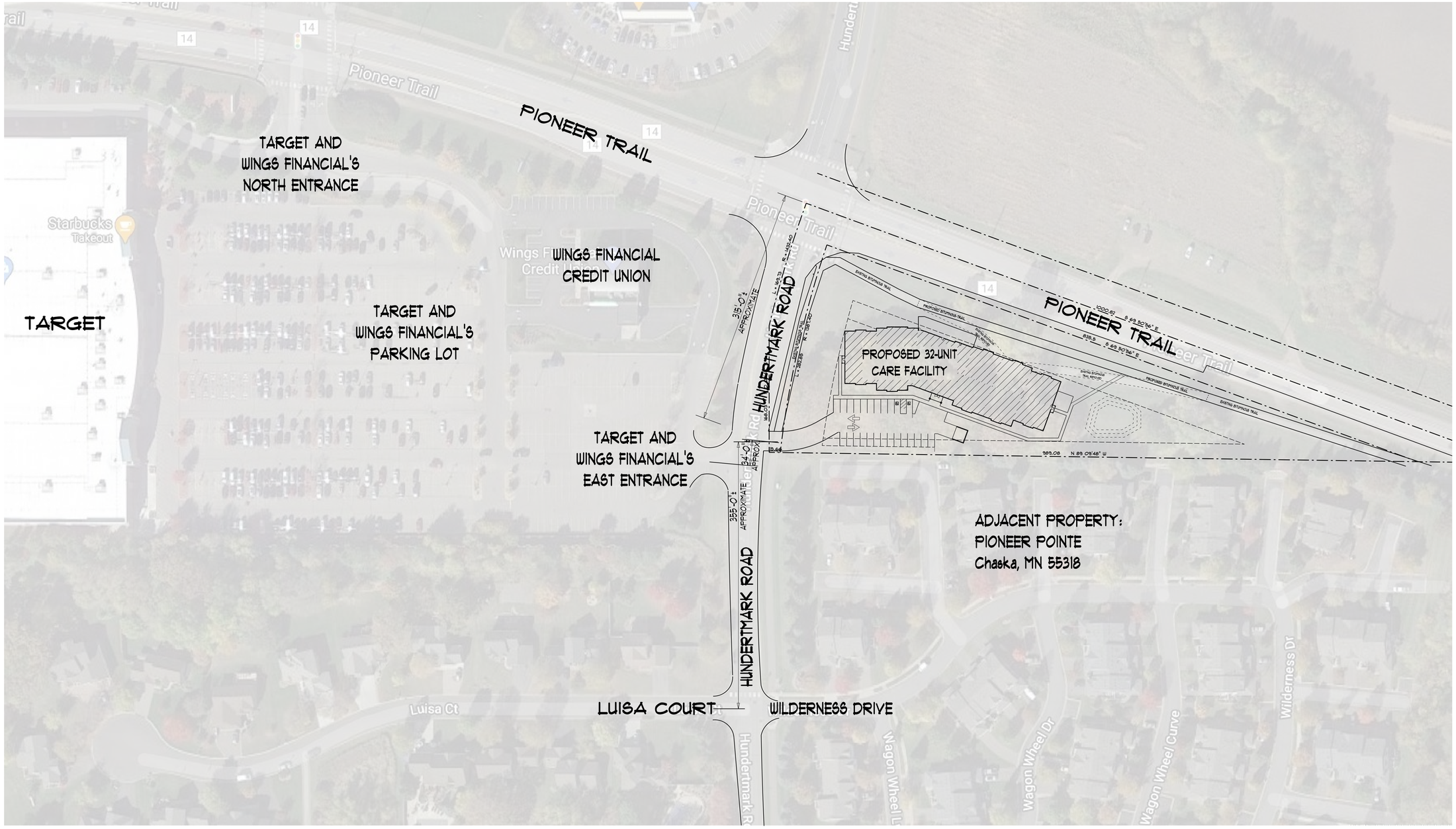
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JIM MACKEY ARCHITECT
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Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by:
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Cell 952-854-8276
todd@tcodesign.net

Plan Date
PRELIM. 3-1-21

CANTIGNY OF CHASKA
PID# 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

TCO DESIGN
drafting and home design
P.O. Box 47190
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Design #
tco202104
SITE PLAN
A1.1



1 A1.3 SURROUNDING AREA SITE PLAN

SCALE 1" = 30.0'

0 20 40 60 80 100 150 200 300

SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL
AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

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A1.3



ADJACENT PROPERTY:
PIONEER POINTE
Chaska, MN 55318

NOTE:
EXISTING TREES TO REMAIN AND EXISTING TREES TO BE REMOVED SHOWN IN RED REPRESENT THE 35 TREES THAT STAFF HAS MARKED AS PREFERRIABLY PRESERVED.

1 / A1.1

PREVIOUS CONCEPT EXCAVATION AREA PLAN

SCALE 1" = 30.0'

0 5 10 15 20 30 40 50 60 80 100

SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(+2.71 ACRES, +118,048 SQ.FT.)

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EXCAVATION EXHIBIT

A1.2



BUILDING FLOOR PLAN

A2.1

SCALE 1" = 10.0'

0 1 2 3 4 6 8 10 14 18 26

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CANTIGIMO OF CHASKA

PID# 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

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A2.1



1 A3.1 **SOUTH ELEVATION (WEST WING) (FRONT OF BUILDING)**

SCALE 1/8" = 1'-0"



3 A3.1 **EAST ELEVATION (RIGHT SIDE OF BUILDING)**

SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS:

ROOFING - 'GAF TIMBERLINE' NATURAL SHADOW OR EQUAL

SOFFIT MATERIAL - 'SMARTSIDE 190 SERIES' OR EQUAL

SIDING MATERIAL AT GABLES - 'LP SMARTSIDE' 0.375"X11.69"X47.94" CEDAR TEXTURE SHAKES OR EQUAL

SIDING MATERIAL ABOVE STONE - 'LP SMARTSIDE' 38 SERIES CEDAR TEXTURE LAP (6TRAND) (0.315"X1.84") OR EQUAL

EXTERIOR TRIM - 'LP SMARTSIDE' 540 SERIES REVERSIBLE TRIM (0.910") OR EQUAL

MANUFACTURED STONE - 'URESTONE' STACKED STONE OR EQUAL



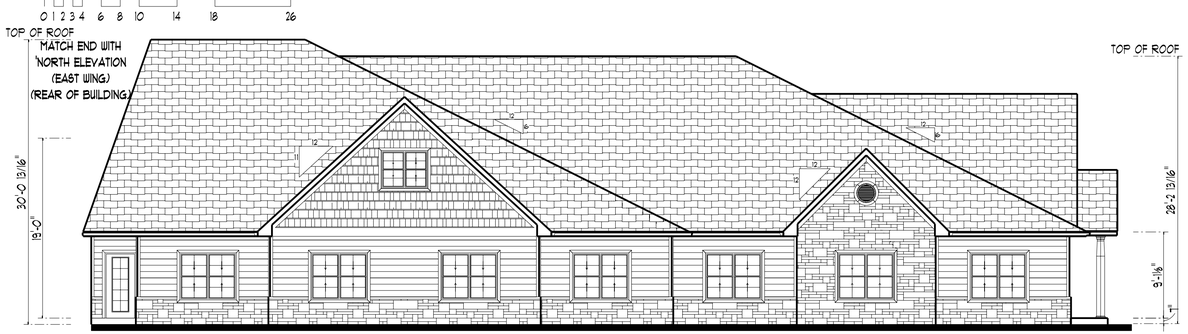
2 A3.1 **SOUTH ELEVATION (EAST WING) (FRONT OF BUILDING)**

SCALE 1/8" = 1'-0"



4 A3.1 **WEST ELEVATION (LEFT SIDE OF BUILDING)**

SCALE 1/8" = 1'-0"



5 A3.1 **NORTH ELEVATION (WEST WING) (REAR OF BUILDING)**

SCALE 1/8" = 1'-0"



EXTERIOR MATERIALS:

ROOFING - 'GAF TIMBERLINE' NATURAL SHADOW OR EQUAL

SOFFIT MATERIAL - 'SMARTSIDE 190 SERIES' OR EQUAL

SIDING MATERIAL AT GABLES - 'LP SMARTSIDE' 0.375"X11.69"X47.94" CEDAR TEXTURE SHAKES OR EQUAL

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MANUFACTURED STONE - 'URESTONE' STACKED STONE OR EQUAL

6 A3.1 **NORTH ELEVATION (EAST WING) (REAR OF BUILDING)**

SCALE 1/8" = 1'-0"

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Plan Date
PRELIM. 3-1-21

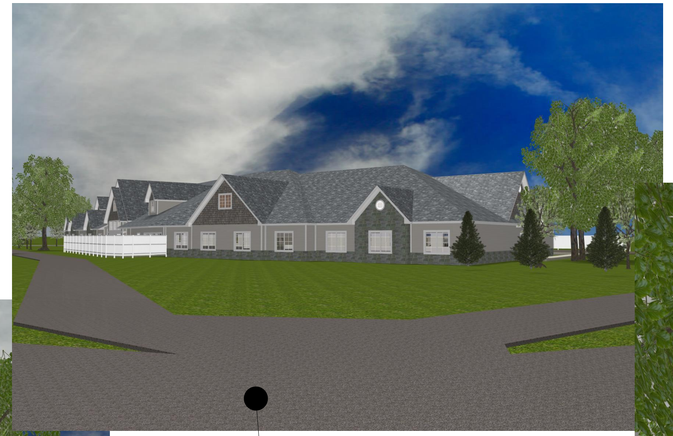
CANTISSIMO OF CHASKA

PID# 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

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todd@tcodesign.net

Design #
tco202104

A3.1



NORTH SIDE AS VIEWED FROM THE CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD



WEST ENTRY AS VIEWED FROM HUNDERTMARK ROAD



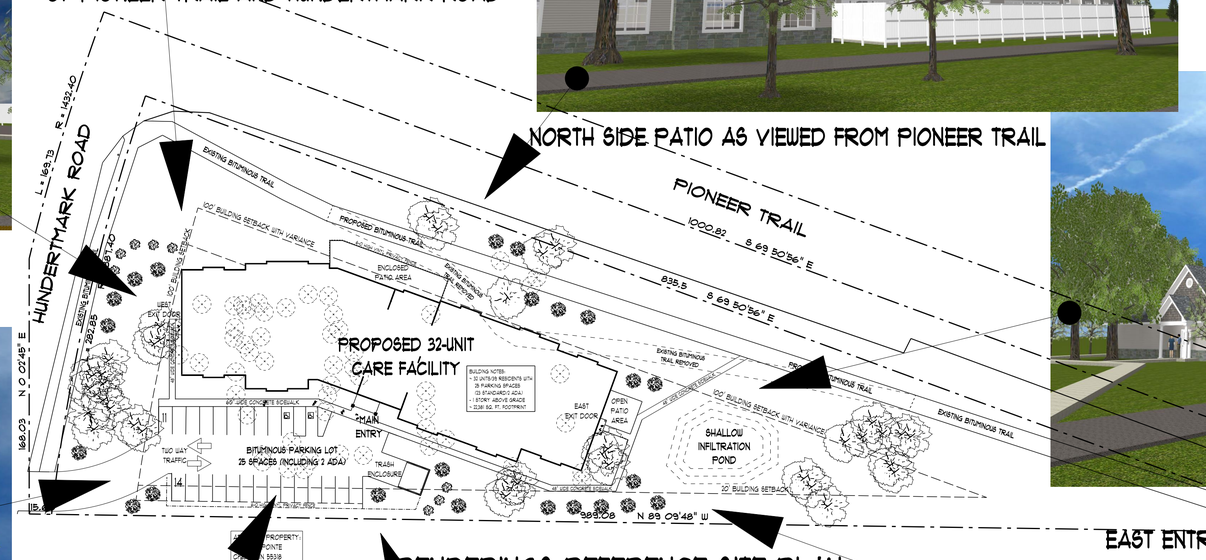
NORTH SIDE PATIO AS VIEWED FROM PIONEER TRAIL



EAST ENTRY AS VIEWED FROM PIONEER TRAIL



MAIN ENTRANCE VIEW FROM HUNDERTMARK ROAD



1 A3.2 RENDERINGS REFERENCE SITE PLAN

SCALE 1" = 50.0'



MAIN ENTRY AS VIEWED FROM PIONEER POINTE



VIEW OF THE SOUTHEAST CORNER

JIM MACKEY ARCHITECT

JIM MACKEY ARCHITECT
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Plan Date
PRELIM. 3-1-21

CANTISSIMO OF CHASKA

PID# 302080330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

TCO DESIGN
drafting and home design

P.O. Box 41730
Plymouth, MN 55441

dedication to excellence

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Design #
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A3.2

STS
Swing Traffic Solutions

March 24, 2021

To: **Todd Ofsthun, TCO Design**

From: **Vernon Swing, PE**

Re: **Traffic Study Update for Cantissimo of Chaska, Chaska, MN**

Per your request Swing Traffic Solutions, has reviewed the modifications to the site plan associated with the previously proposed Hazel View Senior Housing Development in Chaska, MN on 2.71 acres. Previously, the site plan included a 37-unit attached senior housing building, which has been modified. The proposed new development, Cantissimo of Chaska, includes a 32-unit assisted living and memory care facility with 38 beds. The site is located in the southeast corner of the Pioneer Trail/Hundertmark Road intersection, and access to the proposed development will be via a driveway on the southern property line to Hundertmark Road approximately 250 south (measure nearest edge to nearest edge) of Pioneer Trail. (See attached site plan, Figure 1.)

The purpose of this memorandum is to compare the trip generation estimates from the previous study with the new proposed use to ensure the traffic associated with the proposed development has been adequately addressed. Also, the anticipated parking demand has been compared with the proposed supply to verify the supply exceeds the demand. For your convenience, the Hazel View Senior Housing study is attached.

Trip Generation and EV Turning Movements

The trip generation for the previous use was estimate by Spack Solutions, LLC using the methodology recommended by the Institute of Transportation Engineers (ITE). The Table below is reproduced from the Hazel View Senior Housing traffic study.

Table 1 – Weekday Trip Generation – Senior Attached

Description (source)	Daily Trips		AM Peak Hour		PM Peak Hour	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
Senior Adult Attached Housing - 37 Units (ITE 252)	68	68	3	5	5	4

As shown in Table 1, the original development plan anticipated 136 trips per day, 8 trips during the morning peak traffic time and 9 trips during the afternoon peak traffic time. To determine the trip generation potential associated with the new proposed 32-unit assisted care/memory care facility with

with 38 beds, the ITE methodology was utilized again. Table 2 summarizes the trip generation estimates for the new site plan.

Table 2 – Weekday Trip Generation – Assisted Living/Memory Care

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
Assisted Living/Memory Care	254	5 Trips	2 Trips	3 Trips	6 Trips	99 Trips

As shown in Table 2, the proposed Cantissimo of Chaska assisted living/memory care facility will generate 99 trips per day, 37 fewer than studied in the Hazel View Senior Housing traffic analysis. Also, the new use will generate one less trip during the AM Peak Hour 7 versus 8 trips, and the same number of trips during the PM Peak hour, 9 trips. The traffic impacts associated with new use were adequately addressed by the previous traffic analysis. This level of traffic will have a negligible impact on the existing street system.

Further, the previous use was anticipated to generate pedestrian traffic as the independent senior residents could walk to other uses in the area. The new use is likely to generate many fewer pedestrian trips. Again, the previous analysis adequately addressed the pedestrian traffic impacts.

An additional item reviewed in the previous study was the turning movements in and out of the site by emergency vehicles (ambulances), which have also been reviewed for this study. These movements are shown on Figure 2, and suggest the site is appropriately designed to accommodate emergency vehicles.

Parking Demand

The anticipated parking demand for the proposed Cantissimo of Chaska development has been estimated based on the methodology documented in ITE's Parking Generation, 5th Edition. Again, Land Use Code 254 for Assisted Living/Memory Care was used for the analysis. The results indicate the 38 bed facility will have a peak demand for 15 spaces per day. The site plan indicates 25 spaces will be provided, the supply will exceed the demand so parking will not be an issue.

Summary

In summary, the proposed Cantissimo of Chaska will generate less traffic than the previously proposed use on this site, and the impacts were addressed in the earlier study. The site is providing more parking than the anticipated demand so parking will not be an issue. Please contact Vernon Swing of Swing Traffic Solutions, LLC via email vswingtraffic@gmail.com or by phone (612)968-4142, if you have any questions regarding the traffic impacts of the proposed use.

Attachments: **Site Plan;**
Ambulance Turning Movements
Hazel View Senior Housing Development Traffic Study

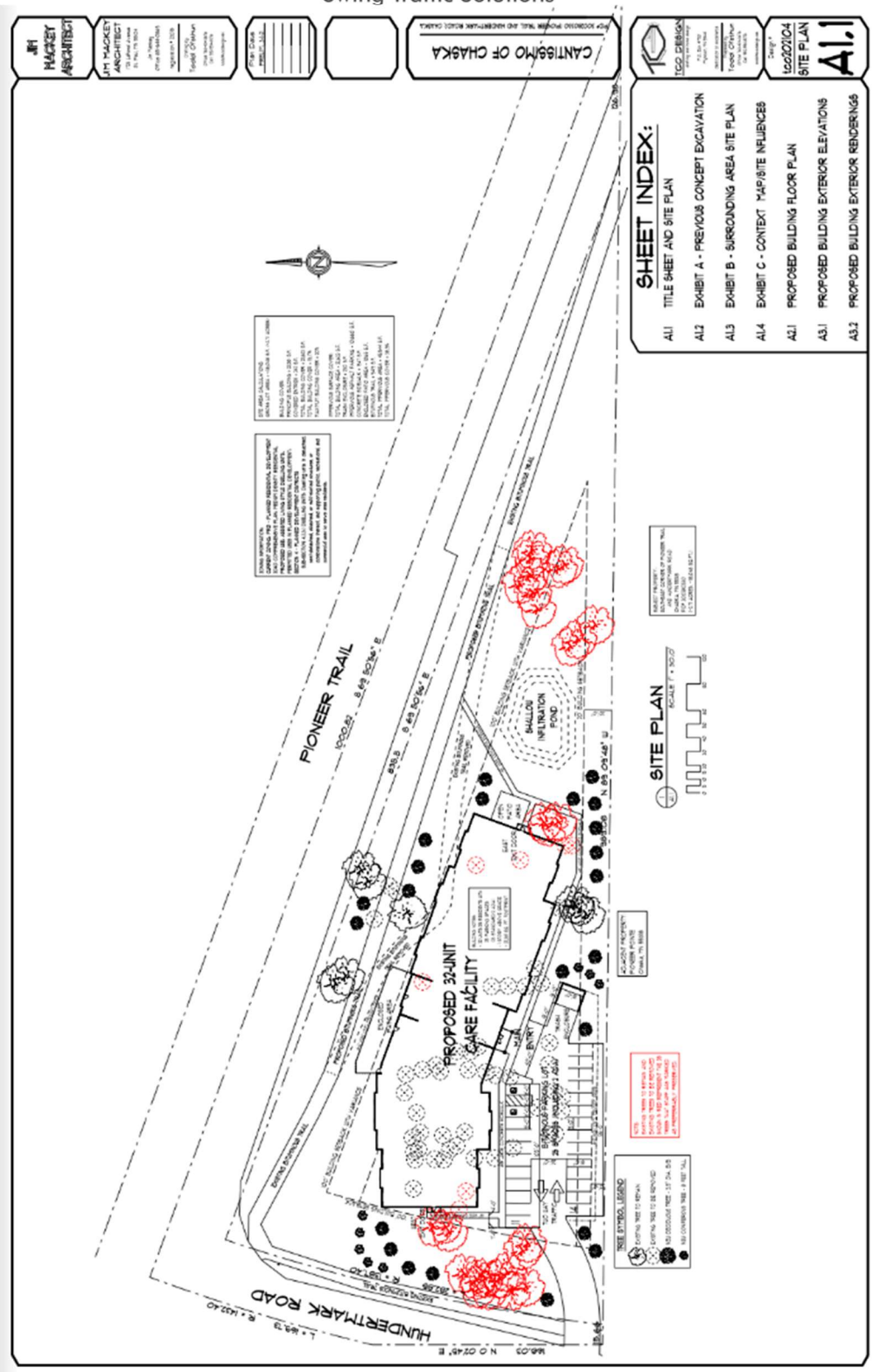

CANTISSIMO OF CHASKA
SHEET INDEX:
A1.1 TITLE SHEET AND SITE PLAN
A1.2 EXHIBIT A - PREVIOUS CONCEPT EXCAVATION
A1.3 EXHIBIT B - SURROUNDING AREA SITE PLAN
A1.4 EXHIBIT C - CONTEXT MAP/SITE INFLUENCES
A2.1 PROPOSED BUILDING FLOOR PLAN
A3.1 PROPOSED BUILDING EXTERIOR ELEVATIONS
A3.2 PROPOSED BUILDING EXTERIOR RENDERINGS
SITE PLAN
PIONEER TRAIL
HUNDERTMARK ROAD
PROPOSED 32-UNIT CARE FACILITY
SHALLOW INFILTRATION POND

Figure 1

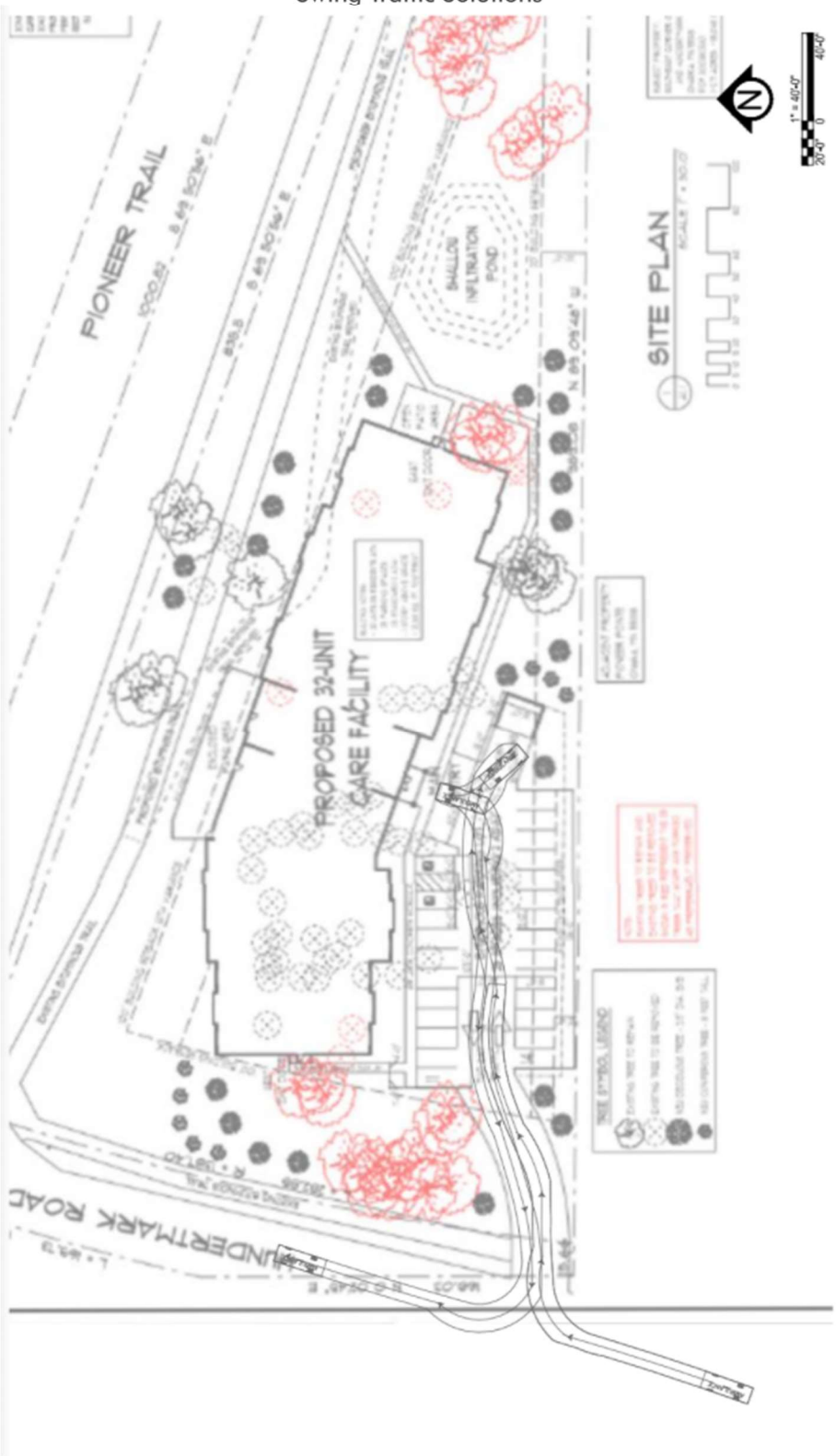

PIONEER TRAIL
SHALLOW INFILTRATION POND
PROPOSED 32-UNIT CARE FACILITY
SITE PLAN
N
1" = 40'-0"
40'-0"
20'-0"
0

Figure 2

Technical Memorandum

To: Steven Eggert, Lake West Development LLC
From: Max Moreland, PE, PTOE
Date: November 26, 2019
Re: Traffic Assessment – Hazel View Senior Housing Development

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Purpose of Report

A 37-unit senior residential building, known as Hazel View Cooperative is proposed on the southeast corner of the Pioneer Trail/Hundertmark Road intersection in Chaska, Minnesota. This analysis reviews several traffic related elements of the proposed development including pedestrian crossings, vehicle volumes and vehicle routing.

This analysis is based on the attached site plan dated February 27, 2019.

Proposed Development

The proposed senior residential building will include 37 dwelling units. Parking will be provided on site with 30 underground spaces and 20 surface parking stalls. Vehicle access to the development is proposed on Hundertmark Road slightly offset to the north of the Target/Bank access.

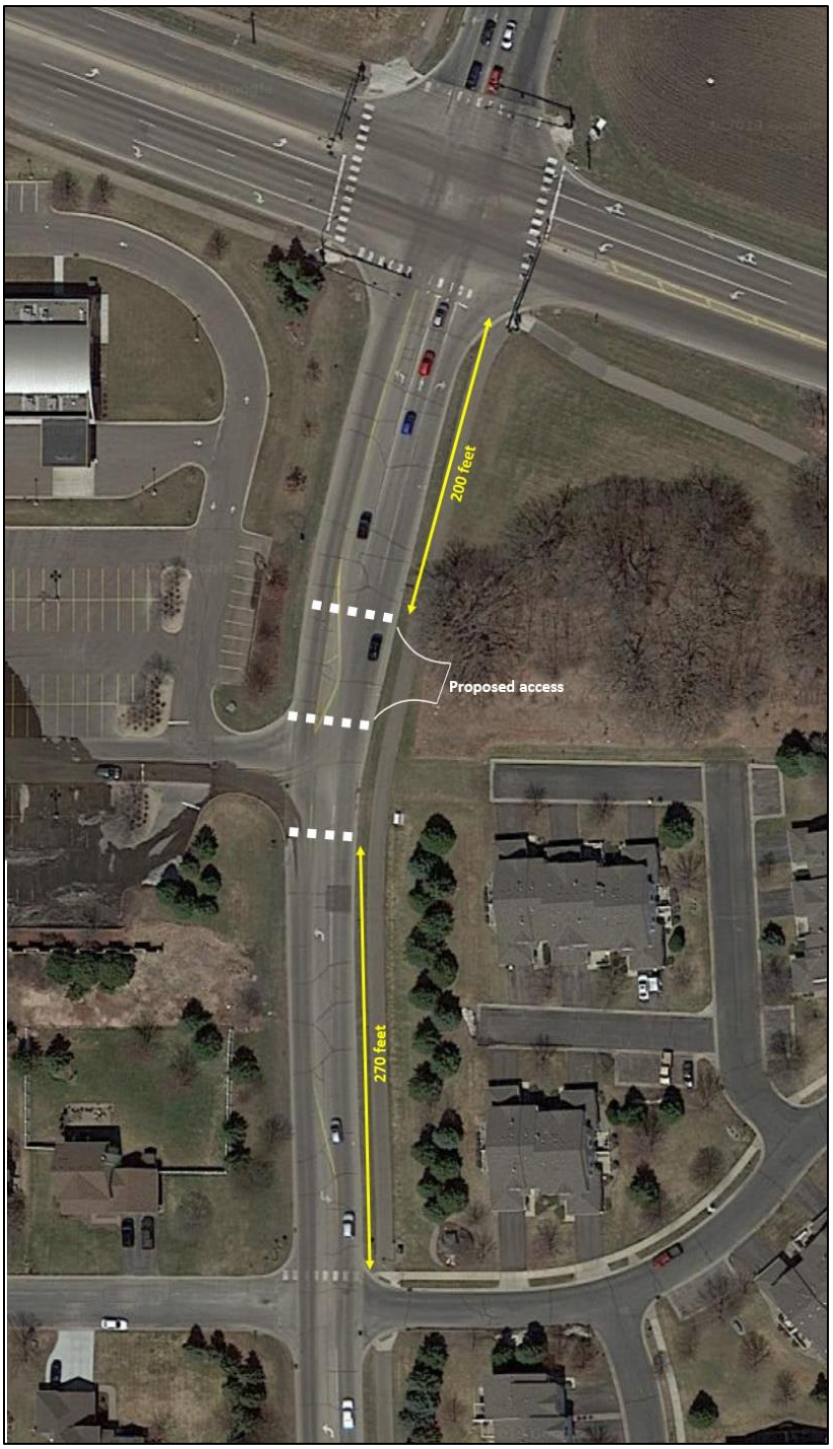
Pedestrian connections from the building are proposed to the trail on the south side of Pioneer Trail as well as the trail on the east side of Hundertmark Road. The trail on the south side of Pioneer Trail is proposed to be realigned for a portion to accommodate the development.

Pedestrian Crossing Review

A potential pedestrian crossing is being considered across Hundertmark Road at the site access. This would lead pedestrians from the proposed development to/from the parking lot of the Target/Bank.

With the vehicle access for the proposed development slightly offset from the Target/Bank entrance, the locations for a crossing would either be on the north side of the proposed access, between the two accesses or on the south side of the Target/Bank access. Figure 1 shows these locations.

Figure 1 – Potential Pedestrian Crossing Locations



Neither the northern nor the southern crossing locations shown in Figure 1 would be safe candidates because they are slightly offset from one of the access points where drivers may not expect a crossing location. The location between the two accesses is not desirable from a pedestrian perspective either as it may easily lead to confusion. Therefore, due to safety

concerns, a crossing would not be recommended across Hundertmark Road at the new access point.

Even if the accesses were lined up, there would be additional reasons not to include a pedestrian crossing in this area. As shown in Figure 1, a new crossing location would be less than 300 feet from two other crossing locations. Having multiple closely spaced pedestrian crossings can lead to an oversaturation of pedestrian crossings reducing driver yield rates. With these other crossings, pedestrians would not have to add an overly significant distance to their journey to access safe pedestrian crossings.

Additionally, there are no pedestrian facilities on the west side of Hundertmark Road. Pedestrians crossing the road here would either end up in the grass or in the drive aisle of a parking lot. The trail along the south side of Pioneer Trail has a connection to the main entrance of the Target making that a more preferable route than walking through the parking lot. As previously mentioned, the proposed development will have a direct connection to this trail allowing for continuous pedestrian connections from the development to Target.

Because of these reasons, a pedestrian crossing is not recommended across Hundertmark Road near the site access.

Turning Movement Analysis

Using the current site plan, a turning movement analysis was conducted for a larger type of vehicle entering and exiting the site. Based on the land use, an ambulance was selected.

Four movement types were modeled:

- An ambulance entering from the north
- An ambulance entering from the south
- An ambulance exiting to the north
- An ambulance exiting to the south

For an ambulance to enter the site, there are no issues from either the north or the south. For an ambulance exiting the site to either the north or the south, there is limited space available to turn the vehicle around in the parking area. This is especially true if the surface lot is fully parked. A designated turn around area in the lot would be needed. Otherwise, as shown in the attached figures, the curb extension adjacent to the main building entrance could be used as a turn around for emergency vehicles if it has a mountable curb on the southern edge.

Trip Generation and Distribution

The traffic forecasts for the site are based on the data and methods published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*. The ITE *Trip Generation Manual* is a compilation of traffic data for various land uses from existing developments throughout the United States. Table 1 presents the weekday trip generation for the site.

Table 1 – Weekday Trip Generation

Description (source)	Daily Trips		AM Peak Hour		PM Peak Hour	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
Senior Adult Attached Housing - 37 Units (ITE 252)	68	68	3	5	5	4

It can be seen in Table 1, the anticipated trip generation for the site is low. With nine vehicles forecast for the p.m. peak hour, that equates to less than one car every six minutes on a typical weekday.

To see the impact of site trips on the surrounding area, vehicles need to be distributed from the development throughout the roadway network. A trip distribution pattern for trips going to/from the proposed development was developed based on location and access to the surrounding region. That pattern is:

- 15% of the generated traffic to/from the west on Pioneer Trail
- 25% of the generated traffic to/from the east on Pioneer Trail
- 10% of the generated traffic to/from the north on Hundertmark Road
- 50% of the generated traffic to/from the south on Hundertmark Road

Based on that distribution, 50% of the site traffic would be north of the access and 50% would be south. The current daily volume on Hundertmark Road is 10,300 vehicles, according to MnDOT's Traffic Mapping Application. With only 68 daily vehicles being added to Hundertmark Road on either side of the access, an increase of less than one percent of the existing daily volume is expected. This magnitude of new trips suggests there will be little impact to surrounding roads and intersections from site traffic.

Site Plan Review

The attached site plan was reviewed from a traffic perspective focusing on vehicles, pedestrians and bicycles. The following items were noted, and recommendations are made, to improve site safety and circulation:

- It is recommended that the proposed trail connection on the southwest side of the building connect into the sidewalk in front of the main entrance of the building.
- The site access will intersect with the existing trail along Hundertmark Road. It is recommended that ADA compliant curb ramps be included to transition between the trail and the driveway.
- There are trail connections shown exiting the building on the north and east sides. If these are not accessible from an internal common area, they should connect to the sidewalk in front of the main entrance of the building.
- Exterior bicycle parking is recommended to be included for visitors due to the site being located adjacent to two trails.
- A pick-up/drop-off area for passengers is not designated. It is recommended that some of the surface parking spaces adjacent to the front of the building be marked for pick-

up/drop-off only or have five-minute parking limits. This could also be used for small package deliveries.

- A loading area is not designated for trash/recycling collection. This will need to be located in an area that is accessible for those vehicles.

Alternative Access Review

The proposed site access on Hundertmark Road is located slightly offset from the Target/Bank access near the tapers of the northbound turn lanes for the Hundertmark Road/Pioneer Trail intersection. Several other locations could be considered for the access point for this site. Four potential locations are reviewed here:

A. Shifting the access to the south to align with the Target/Bank access
B. Shifting the access to the south to align with the Target/Bank access and connecting to the east-west townhome access road
C. Removing the access on Hundertmark Road and connecting to the north-south townhome access road directly south of the building
D. Removing the access on Hundertmark Road and connecting to the north-south townhome access road just to the east of the building

Figure 2 shows a sketch of these four options.

For location A, this would improve the layout from the Hundertmark Road as the accesses on either side would be lined up. This would reduce conflict points as vehicles exiting the accesses would no longer have overlapping paths. Vehicles entering/exiting the site would have a sharper curve to navigate.

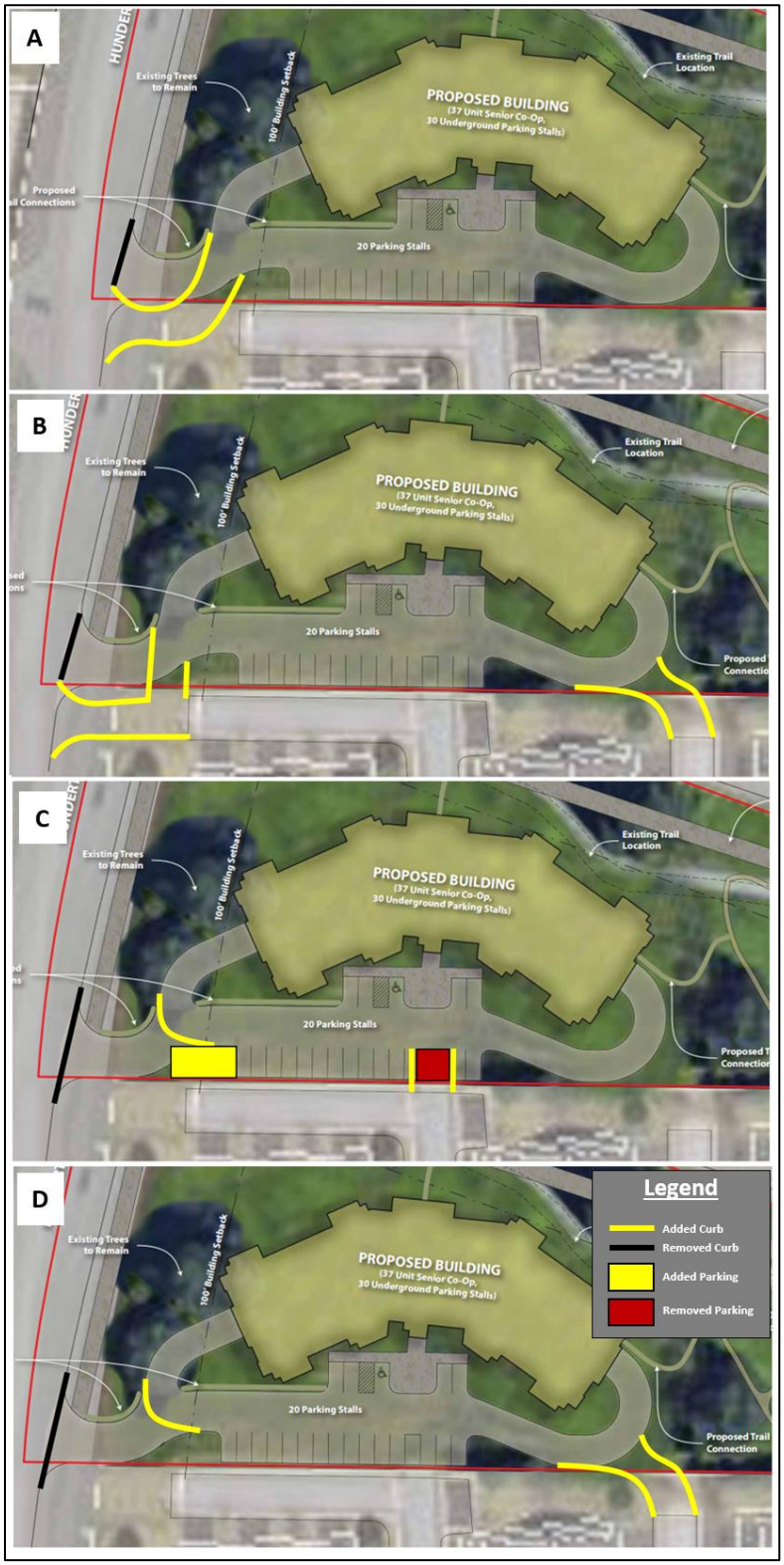
For location B, the access would again line up with the Target/Bank access reducing conflict points. There would not be a sharp curve to navigate, but there would be an added turn for vehicles going to/from the site. With the connection to the townhome access road, it is likely that drivers going to/from townhomes other than the three directly on that access will use this path as a cut through. This will increase volumes in front of the townhomes in this area.

For location C, no new access would be made on Hundertmark Road which is beneficial from an access management perspective for that roadway. Vehicle volumes would all be routed through the adjacent townhome development. This would increase volumes in front of those homes, but as shown in Table 1 those volumes are low. Additionally, this longer path would slightly increase emergency vehicle response times to the site. Some parking would need to be shifted with this layout.

For location D, there would be no change in access for Hundertmark Road which is beneficial for access management but slightly increases emergency response times. As with location C, vehicle volumes would all be routed through the adjacent townhome development, but those volumes are low.

As shown, there are pros and cons to each of the alternative access locations. It is noted that each of these options would extend beyond the project boundary noted in the attached site plan.

Figure 2 – Alternative Access Locations



Conclusions & Recommendations

The following are the main findings and recommendations of this analysis:

- A pedestrian crossing is not recommended to be included on Hundertmark Road at the location of the site access.
- A designated turn around area be included in the parking lot or the curb extension adjacent to the main building entrance have a mountable curb.
- The site is forecast to generate approximately 135 daily vehicle trips and 10 peak hour trips.
- The daily volume on Hundertmark Road will increase by less than 1% due to site traffic.
- All proposed sidewalks and trails be connected externally or have direct access from an internal common area.
- ADA compliant curb ramps be included where the trail on Hundertmark Road intersects with the site access.
- Exterior bicycle parking be included for visitors to the site.
- Some of the surface parking spaces adjacent to the front of the building be marked for pick-up/drop-off only or have five-minute parking limits.
- Trash/recycling collection be located in an area that is accessible for those vehicles.

Attachment

- Site Plan
- Turning Movement Figures

Concept Sketch Plan



LAKE WEST DEVELOPMENT, LLC

HAZEL VIEW COOPERATIVE

2-27-2019

HAZEL VIEW COOPERATIVE
CHASKA, MN

0' 30' 60' 90'

N



FIGURE 1: INBOUND AMBULANCE FROM THE SOUTH

Spack SOLUTIONS



FIGURE 2: INBOUND AMBULANCE FROM THE NORTH

Spack SOLUTIONS



FIGURE 3: OUTBOUND AMBULANCE TO THE NORTH

Spack SOLUTIONS



FIGURE 4: OUTBOUND AMBULANCE TO THE SOUTH

Spack SOLUTIONS

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **April 19, 2021**

Paid and Unpaid Invoices:
Check #'s 337537-337722 **$1,372,072.86**

Paid Electronic Invoices:
Wire #'s 2734-2744 **$297,882.10**

Amount for Approval-Council Meeting:
April 19, 2021 **$1,669,954.96**

Checks

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100275 CALLAWAY GOLF									
932859460		03/26/2021	042021	337572	486.90	07/24/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
932878587		03/29/2021	042021	337572	450.96	07/27/2021	INV	PD	RESALE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
932878588		03/29/2021	042021	337572	94.50	07/27/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
932888236		03/30/2021	042021	337572	880.58	12/01/2021	INV	PD	DEMO/RENTALS
CHECK DATE: 04/20/2021									
932895738		03/30/2021	042021	337572	450.96	07/28/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
932909385		04/01/2021	042021	337572	168.60	12/01/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 04/20/2021									
932909387		04/01/2021	042021	337572	283.50	07/30/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
932933160		04/05/2021	042021	337572	94.50	08/03/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
932953575		04/07/2021	042021	337572	450.96	08/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
					3,361.46				
109776 CAMPBELL, JENNIFER AND CLIVE									
243000570-2021		03/19/2021	042021	337573	3,750.00	05/06/2021	INV	PD	MAR REBATE-SOLAR PANEL
CHECK DATE: 04/20/2021						PAYEE: CAMPBELL, JENNIFER AND CLIVE			
109768 CAMPBELL, WARREN									
2010859.002		04/01/2021	042021	337574	20.00	04/30/2021	INV	PD	RFD-TAE KWON DO-NO CLASS
CHECK DATE: 04/20/2021						PAYEE: CAMPBELL, WARREN			
100302 CARVER COUNTY									
2735		04/07/2021	042021	337575	521.00	05/07/2021	INV	PD	2020 YE TAX REPORTS
CHECK DATE: 04/20/2021									
100314 CARVER COUNTY IS/GIS DEPT									
2785		04/12/2021	042021	337576	265.00	05/12/2021	INV	PD	APR INTERNET SERVICE
CHECK DATE: 04/20/2021									
100323 CDW GOVERNMENT INC									
9625340		03/19/2021	042021	337577	77.48	04/18/2021	INV	PD	IS PC SPEAKERS
CHECK DATE: 04/20/2021									
B102073		03/30/2021	042021	337577	250.86	04/29/2021	INV	PD	HEADSET EQUIPMENT-MELBERG

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
					328.34				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/MAR21		04/05/2021	041421	337722	2,672.11	05/03/2021	INV	PD	MAR 3210 CHASKA BLVD GAS
CHECK DATE: 04/14/2021									
109045922/MAR21		04/06/2021	041421	337722	7,366.92	05/04/2021	INV	PD	MAR 1661 PARK RIDGE DR GA
CHECK DATE: 04/14/2021									
109052076/MAR21		04/06/2021	041421	337722	3,777.73	05/04/2021	INV	PD	MAR 1611 PARK RIDGE DR GA
CHECK DATE: 04/14/2021									
					13,816.76				
100337 QWEST CORPORATION									
313692512/APR21		04/01/2021	041421	337545	266.48	04/26/2021	INV	PD	APR TC CLUBHS LOC PHN SVC
CHECK DATE: 04/14/2021									
313773369/APR21		04/01/2021	041421	337545	93.00	04/26/2021	INV	PD	APR CCC BURGLAR ALARM
CHECK DATE: 04/14/2021									
					359.48				
100338 QWEST CORPORATION									
202001327/MAR21		03/21/2021	041421	337546	40.95	04/19/2021	INV	PD	MAR T1 FOR PHONE SYSTEM
CHECK DATE: 04/14/2021									
100346 CHASKA DOWNTOWN BUSINESS ALLIANCE									
Q2 2021		03/30/2021	042021	337578	14,525.00	04/29/2021	INV	PD	2ND QTR SPECIAL SERVICES
CHECK DATE: 04/20/2021									
100377 CHASKA ROTARY CLUB									
5360		04/01/2021	042021	337579	50.00	05/01/2021	INV	PD	2ND QTR DUES-PODHRADSKY
CHECK DATE: 04/20/2021									
102038 ULTIMATE SAFETY CONCEPTS INC									
193865		03/30/2021	042021	337580	4,390.14	04/19/2021	INV	PD	TOOLS FOR FIRE TRUCK
CHECK DATE: 04/20/2021									
100416 ROGER CLEVELAND GOLF CO INC									
6301872 SO		03/16/2021	042021	337581	642.66	07/14/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6302511 NO CHECK DATE: 04/20/2021		03/16/2021	042021	337581	291.60	05/15/2021	INV	PD	RESALE
6302513 NO CHECK DATE: 04/20/2021		03/16/2021	042021	337581	291.60	05/15/2021	INV	PD	RESALE
6310106 SO CHECK DATE: 04/20/2021		03/22/2021	042021	337581	666.46	05/21/2021	INV	PD	RESALE
6322070 SO CHECK DATE: 04/20/2021		03/29/2021	042021	337581	179.58	07/27/2021	INV	PD	RESALE
6325182 SO CHECK DATE: 04/20/2021		03/30/2021	042021	337581	353.89	07/28/2021	INV	PD	RESALE
					2,425.79				
104831 PACIFIC RIM VENTURES INC									
1213259-00 CHECK DATE: 04/20/2021		03/29/2021	042021	337582	1,109.46	05/29/2021	INV	PD	RESALE
109691 PRO-SHOPKEEPER COMPUTER SOFTWARE COMPANY									
040101 CHECK DATE: 04/20/2021		04/01/2021	042021	337583	625.00	05/01/2021	INV	PD	APR TC SOFTWARE
323200 CHECK DATE: 04/20/2021		03/02/2021	042021	337583	18.12	05/01/2021	INV	PD	FEDEX SHIPPING ON POS EQU
					643.12				
100428 COBRA GOLF INC									
G2414270 CHECK DATE: 04/20/2021		03/29/2021	042021	337584	1,504.08	06/27/2021	INV	PD	RESALE
G2427458 CHECK DATE: 04/20/2021		03/25/2021	042021	337584	766.90	06/23/2021	INV	PD	RESALE
G2434508 CHECK DATE: 04/20/2021		03/30/2021	042021	337584	146.45	09/26/2021	INV	PD	DEMO/RENTAL
G2436956 CHECK DATE: 04/20/2021		03/29/2021	042021	337584	71.45	06/27/2021	INV	PD	RESALE
G2442138 CHECK DATE: 04/20/2021		04/02/2021	042021	337584	159.00	07/01/2021	INV	PD	RESALE
G2442244 CHECK DATE: 04/20/2021		03/31/2021	042021	337584	47.74	06/29/2021	INV	PD	RESALE
G2443554		04/01/2021	042021	337584	279.51	09/28/2021	INV	PD	DEMO/RENTALS

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
G2443869		04/02/2021	042021	337584	215.07	07/01/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
G2444491		04/01/2021	042021	337584	425.15	05/01/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
G2446506		04/01/2021	042021	337584	81.95	05/31/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
					3,697.30				
100436 COMCAST CORPORATION									
0033141Apr21CCC		03/25/2021	041421	337547	42.00	04/19/2021	INV	PD	CCC cable
CHECK DATE: 04/14/2021									
100441 COMMERCIAL STEAM TEAM INC									
22839		03/22/2021	042021	337586	600.98	04/06/2021	INV	PD	CARPET CLEANING-TC & OAK
CHECK DATE: 04/20/2021									
109773 COMMUNITY DESIGN GROUP INC									
FJ-001		04/01/2021	042021	337587	2,779.15	04/30/2021	INV	PD	Ped/Bike Plan progress
CHECK DATE: 04/20/2021									
109579 COMPASS MINERALS AMERICA INC									
794017		03/31/2021	042021	337588	4,778.08	04/30/2021	INV	PD	ROAD SALT
CHECK DATE: 04/20/2021									
794551		04/01/2021	042021	337588	1,634.79	05/01/2021	INV	PD	ROAD SALT
CHECK DATE: 04/20/2021									
					6,412.87				
107686 CONCENTRA HEALTH SERVICES INC									
14734633		03/22/2021	042021	337589	480.00	04/08/2021	INV	PD	RANDOM DRUG TESTING-MAR
CHECK DATE: 04/20/2021									
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV 144731		04/06/2021	042021	337590	258.79	04/16/2021	INV	PD	HP M404DN
CHECK DATE: 04/20/2021									
INV144730		04/06/2021	042021	337590	91.95	04/16/2021	INV	PD	HP Color M452DW
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV145017		04/07/2021	042021	337592	4.84	05/07/2021	INV	PD	MAR FINANCE/ADMIN PRINTER
CHECK DATE: 04/20/2021									
INV145018		04/07/2021	042021	337591	630.28	04/17/2021	INV	PD	Contract Invoice
CHECK DATE: 04/20/2021									
					985.86				
107485 CROWN COLLEGE									
23		04/05/2021	042021	337593	250.00	05/05/2021	INV	PD	EMT/EMR REFRESHER/CPR TRA
CHECK DATE: 04/20/2021									
100478 CULLIGAN-METRO MINNETONKA									
21-146		04/08/2021	042021	337594	65.00	05/08/2021	INV	PD	RFD PLUMBING PERMIT-DUPLI
CHECK DATE: 04/20/2021									
104289 DATA METALCRAFT									
260408100-2021-1		03/30/2021	042021	337596	1,625.00	05/06/2021	INV	PD	MAR REBATE-BUSINESS LIGHT
CHECK DATE: 04/20/2021									
109781 DDK CONSTRUCTION									
33153		04/12/2021	042021	337597	46.06	05/12/2021	INV	PD	CREDIT BALANCE REFUND-426
CHECK DATE: 04/20/2021									
102550 DECKER, KYLE									
162826		04/07/2021	042021	337598	260.87	05/07/2021	INV	PD	REPLACE LOST PAYROLL CHEC
CHECK DATE: 04/20/2021									
107812 SCOTT CONGDON									
4904		04/01/2021	042021	337599	234.00	05/01/2021	INV	PD	INSPECTION CARDS
CHECK DATE: 04/20/2021									
4911		04/02/2021	042021	337599	41.00	05/01/2021	INV	PD	BUSINESS CARDS-ZAPPA
CHECK DATE: 04/20/2021									
					275.00				
103870 DIVERSIFIED PLUMBING AND HEATING INC									
30177		03/29/2021	042021	337600	175.00	04/29/2021	INV	PD	REPAIR LEAKING BALL VALVE
CHECK DATE: 04/20/2021									
102657 ENERGY MANAGEMENT SOLUTIONS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10176		04/01/2021	042021	337601	7,148.29	05/06/2021	INV	PD	APRIL 2021 RETAINER FEE
CHECK DATE: 04/20/2021									
100653 FERGUSON ENTERPRISES INC									
0185312		03/19/2021	042021	337603	518.00	04/19/2021	INV	PD	LOCATOR REPAIR
CHECK DATE: 04/20/2021									
8237305		03/08/2021	042021	337602	14.40	04/08/2021	INV	PD	SAFETY GLOVES
CHECK DATE: 04/20/2021									
8237318		02/23/2021	042021	337602	403.81	04/06/2021	INV	PD	WATER LINE & FAUCET INSTA
CHECK DATE: 04/20/2021									
8246412		02/23/2021	042021	337602	145.94	04/06/2021	INV	PD	RECOVERY TANK FOR REFRIGE
CHECK DATE: 04/20/2021									
8289138		03/10/2021	042021	337602	20.52	04/10/2021	INV	PD	CAPS FOR PLUMBING PIPES
CHECK DATE: 04/20/2021									
8305877		03/22/2021	042021	337602	26.40	04/22/2021	INV	PD	FAUCET PART CATERING KITC
CHECK DATE: 04/20/2021									
8309775		03/18/2021	042021	337602	22.46	04/18/2021	INV	PD	FAUCET PART MSB
CHECK DATE: 04/20/2021									
8309775-1		03/22/2021	042021	337602	20.59	04/22/2021	INV	PD	FAUCET PART MSB
CHECK DATE: 04/20/2021									
8316587		03/22/2021	042021	337602	94.99	04/22/2021	INV	PD	GARBAGE DISPOSAL CLOVER R
CHECK DATE: 04/20/2021									
8317420		03/23/2021	042021	337602	26.40	04/23/2021	INV	PD	FAUCET PART CATERING KITC
CHECK DATE: 04/20/2021									
8327846		03/25/2021	042021	337602	307.54	04/25/2021	INV	PD	WATER HEATER PARK REC BRE
CHECK DATE: 04/20/2021									
					1,601.05				
100655 FERRELLGAS 7780961									
1115252202		03/24/2021	042021	337604	110.17	04/24/2021	INV	PD	PROPANE
CHECK DATE: 04/20/2021									
106319 CHAD JEREMY FIGG									
MAR 2021		04/01/2021	042021	337605	127.66	04/30/2021	INV	PD	MAR TAE KWON DO
CHECK DATE: 04/20/2021									
109051 FILTRATION SYSTEMS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102143		04/07/2021	042021	337717	3,577.80	05/07/2021	INV	PD	CCC FILTERS & CURLING CEN
CHECK DATE: 04/20/2021									
100707 GEAR FOR SPORTS									
41814946		04/02/2021	042021	337606	720.00	06/15/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
106901 INFLECTION.COM INC									
CIT02939033		03/31/2021	042021	337607	82.00	04/30/2021	INV	PD	MAR BACKGROUND CHECKS-BLD
CHECK DATE: 04/20/2021									
101463 GOPHER STATE ONE CALL									
1030281		03/31/2021	042021	337608	329.40	04/30/2021	INV	PD	MARCH LOCATES
CHECK DATE: 04/20/2021									
100759 GRAINGER									
9841166045		03/18/2021	042021	337610	295.13	04/17/2021	INV	PD	CART CLEANER
CHECK DATE: 04/20/2021									
9847073229		03/24/2021	042021	337610	105.01	04/23/2021	INV	PD	CLEANING SUPPLIES-TC
CHECK DATE: 04/20/2021									
9847773612		03/25/2021	042021	337609	666.79	04/24/2021	INV	PD	HOSE REEL
CHECK DATE: 04/20/2021									
9857308903		04/02/2021	042021	337609	124.53	05/02/2021	INV	PD	Ballast, Respirator Cartr
CHECK DATE: 04/20/2021									
					1,191.46				
100782 GS DIRECT INC									
361756		04/02/2021	042021	337611	127.51	05/02/2021	INV	PD	PLOTTER PAPER
CHECK DATE: 04/20/2021									
100810 HAWKINS INC									
4905772		03/26/2021	042021	337612	10.00	04/26/2021	INV	PD	DEMURRAGE
CHECK DATE: 04/20/2021									
100815 HAZELTINE GATES LLC									
173080000-2021-1		03/30/2021	042021	337613	1,687.50	05/06/2021	INV	PD	MAR REBATE-BUSINESS LIGHT
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100816 HAZELTINE NATIONAL GOLF COURSE									
173150000-2021-1 CHECK DATE: 04/20/2021		03/24/2021	042021	337614	2,787.50	05/06/2021	INV	PD	MAR REBATE-BUSINESS LIGHT
100821 HEALTHPARTNERS INC									
104156117 CHECK DATE: 04/14/2021		04/07/2021	041421	337548	6,550.84	04/30/2021	INV	PD	MAY EMP INS PREM-DENTAL
107645 HENNING PROFESSIONAL SERVICES INC									
111-2 CHECK DATE: 04/20/2021		04/05/2021	042021	337615	819.85	05/05/2021	INV	PD	6TH ST BRIDGE-2021 DT REC
954-13 CHECK DATE: 04/20/2021		04/07/2021	042021	337615	247.50	05/07/2021	INV	PD	CITY SQUARE WEST
955-14 CHECK DATE: 04/20/2021		04/07/2021	042021	337615	130.20	05/07/2021	INV	PD	CREEK RD
					1,197.55				
100848 HIGH TECH CLEANING INC									
16551 CHECK DATE: 04/20/2021		03/02/2021	042021	337616	5,419.70	04/02/2021	INV	PD	Feb CCC Cleaning-Bathroom
16586 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	3,092.25	05/01/2021	INV	PD	CITY HALL
16587 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	485.16	05/01/2021	INV	PD	COMMUNITY ROOM-CLOVER RID
16588 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	1,495.91	05/01/2021	INV	PD	FIRE STATION
16589 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	1,140.83	05/01/2021	INV	PD	HISTORY CENTER
16590 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	202.15	05/01/2021	INV	PD	IT DEPARTMENT
16591 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	1,971.55	05/01/2021	INV	PD	MSB
16592 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	161.72	05/01/2021	INV	PD	STANTEC BUILDING
16593 CHECK DATE: 04/20/2021		04/01/2021	042021	337616	625.00	05/01/2021	INV	PD	WTP

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					14,594.27				
100878 HUEBSCH									
84176/MAR2021		03/31/2021	042021	337617	1,203.61	04/10/2021	INV	PD	MAR RUG/MAT SVC
CHECK DATE: 04/20/2021									
108162 HYDRO-DESIGNS INC									
0061315-IN		03/31/2021	042021	337618	648.58	04/30/2021	INV	PD	RPZ TESTING MGT MARCH 202
CHECK DATE: 04/20/2021									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2021/0409-ICMA		04/09/2021	040921	337539	4,973.90	04/09/2021	INV	PD	040921 457 & Roth Contrib
CHECK DATE: 04/09/2021									
103394 IDEAL SERVICE INC									
11038		03/31/2021	042021	337619	1,030.00	04/30/2021	INV	PD	ANNUAL VFD MAINTENANCE
CHECK DATE: 04/20/2021									
104751 IMPACT MAILING OF MINNESOTA INC									
152348		04/06/2021	042021	337620	9,023.11	05/06/2021	INV	PD	Mar Bills and Stormwater
CHECK DATE: 04/20/2021									
152352		04/06/2021	042021	337620	1,096.41	05/06/2021	INV	PD	Mar Reminders
CHECK DATE: 04/20/2021									
152357		04/06/2021	042021	337620	260.34	05/06/2021	INV	PD	Mar Final Bills
CHECK DATE: 04/20/2021									
					10,379.86				
100943 JEFFERSON FIRE & SAFETY INC									
IN127894		03/15/2021	042021	337621	342.90	04/15/2021	INV	PD	TURNOUT GEAR REPAIR-MORRI
CHECK DATE: 04/20/2021									
IN128229		04/08/2021	042021	337621	71.53	05/08/2021	INV	PD	GEAR REPAIR-SIMMONS
CHECK DATE: 04/20/2021									
IN128242		03/31/2021	042021	337621	225.00	04/30/2021	INV	PD	FF GLOVES
CHECK DATE: 04/20/2021									
IN128249		04/06/2021	042021	337621	750.00	05/06/2021	INV	PD	FF BOOTS
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,389.43				
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
22199715		04/01/2021	042021	337718	5,247.26	05/01/2021	INV	PD	CCC ANNUAL FIRE ALARM SVC
CHECK DATE: 04/20/2021									
35617361		03/06/2021	042021	337622	999.82	04/01/2021	INV	PD	CCC Annual Security Contr
CHECK DATE: 04/20/2021									
					6,247.08				
108948 AUDRANN INC									
1301716		03/01/2021	042021	337623	682.17	04/15/2021	INV	PD	RINK #1 REPLACEMENT MOTOR
CHECK DATE: 04/20/2021									
100972 JT SERVICES OF MINNESOTA									
JT21-089-02	210036	03/30/2021	042021	337624	14,991.36	04/29/2021	INV	PD	13 - FIXTURE LED 80W GRAN
CHECK DATE: 04/20/2021									
JT21-089-09	210037	03/31/2021	042021	337624	16,144.54	04/30/2021	INV	PD	14 FIXTURE LED 80W GRANVI
CHECK DATE: 04/20/2021									
					31,135.90				
109122 KRAMIN, DARRELL									
615019100-2021		03/19/2021	042021	337625	3,125.00	05/06/2021	INV	PD	MAR REBATE-SOLAR PANEL
CHECK DATE: 04/20/2021						PAYEE: KRAMIN, DARRELL			
104024 LACHMAN, DAVID									
615019080-2021		03/30/2021	042021	337626	1,856.25	05/06/2021	INV	PD	MAR REBATE-SOLAR PANEL
CHECK DATE: 04/20/2021									
109777 LARSON, MARK									
615020110-2021		03/30/2021	042021	337627	2,500.00	05/06/2021	INV	PD	MAR REBATE-SOLAR PANEL
CHECK DATE: 04/20/2021						PAYEE: LARSON, MARK			
101050 LAW ENFORCEMENT LABOR SERVICES INC									
April 2021		04/09/2021	040921	337540	1,524.00	04/09/2021	INV	PD	April 2021 Police Union D
CHECK DATE: 04/09/2021									
101056 LEAGUE OF MINNESOTA CITIES									
10003277-APR21		04/05/2021	042021	337628	185,352.00	05/01/2021	INV	PD	PROPERTY/CASUALTY INSURAN

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
101057 LEAGUE OF MINNESOTA CITIES									
10002436/MAR21		03/04/2021	040221	337537	113,900.00	04/01/2021	INV	PD	WORKERS COMPENSATION INSU
CHECK DATE: 04/02/2021									
101071 LENZEN CHEVROLET BUICK INC									
82706		03/26/2021	042021	337629	223.65	04/26/2021	INV	PD	#2705 CABLE AND YOKE
CHECK DATE: 04/20/2021									
82749		04/02/2021	042021	337629	37.67	05/02/2021	INV	PD	#2705 BRAKE CABLE
CHECK DATE: 04/20/2021									
82751		04/02/2021	042021	337629	78.94	05/02/2021	INV	PD	#300 FIRE WTR TEE AND HOS
CHECK DATE: 04/20/2021									
82753		04/02/2021	042021	337629	-30.48	05/02/2021	CRM	PD	#2705 CABLE CREDIT
CHECK DATE: 04/20/2021									
					309.78				
108385 LEVELWEAR INC									
328084-D3		06/22/2020	042021	337630	-295.00	07/22/2020	CRM	PD	RETURNED SHIRTS-PRODUCTIO
CHECK DATE: 04/20/2021									
345307-S1		04/05/2021	042021	337630	2,692.75	05/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
345308-S1		04/05/2021	042021	337630	1,503.63	05/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
345309-S1		04/05/2021	042021	337630	335.38	05/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
345310-S1		04/05/2021	042021	337630	28.50	05/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
345311-S1		04/05/2021	042021	337630	140.00	05/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
345312-S1		04/05/2021	042021	337630	22.50	05/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
					4,427.76				
101097 LOCATORS & SUPPLIES INC									
0289252-IN		12/15/2020	042021	337631	146.69	04/02/2021	INV	PD	WINTER GLOVES
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
50202		04/01/2021	042021	337632	775.00	05/01/2021	INV	PD	APR SA SUPPORT
CHECK DATE: 04/20/2021									
105139 LUBE TECH AND PARTNERS LLC									
2571070		03/18/2021	042021	337633	55.00	04/17/2021	INV	PD	TOWN COURSE USED OIL FILT
CHECK DATE: 04/20/2021									
109778 LURA, DAVID									
183419600-2021		03/31/2021	042021	337634	337.50	05/06/2021	INV	PD	MAR REBATE-RESIDENTIAL LE
CHECK DATE: 04/20/2021						PAYEE: LURA, DAVID			
101115 LUTHYS SANDBLASTING & PAINTING INC									
2607		03/15/2021	042021	337635	3,250.00	04/15/2021	INV	PD	T5 TRAILER (BLAST TRAILER
CHECK DATE: 04/20/2021									
101124 MACQUEEN EQUIPMENT									
P33142		03/09/2021	042021	337636	774.35	04/09/2021	INV	PD	#921 JET/VAC PARTS
CHECK DATE: 04/20/2021									
P33189		03/10/2021	042021	337636	239.61	04/10/2021	INV	PD	#142 ELGIN PARTS
CHECK DATE: 04/20/2021									
P33287		03/12/2021	042021	337636	911.98	04/12/2021	INV	PD	#142 PARTS
CHECK DATE: 04/20/2021									
P33498		03/22/2021	042021	337636	-1,093.80	04/22/2021	CRM	PD	UNIT #142 PARTS CREDIT
CHECK DATE: 04/20/2021									
					832.14				
103176 MANSFIELD OIL COMPANY									
22300794		04/08/2021	042021	337637	9,924.31	05/08/2021	INV	PD	UNLEADED FUEL
CHECK DATE: 04/20/2021									
22300795		04/08/2021	042021	337637	6,954.38	05/08/2021	INV	PD	DYED DIESEL
CHECK DATE: 04/20/2021									
					16,878.69				
109788 MASTER MECHANICAL INC									
59363		04/08/2021	042021	337638	250.75	05/08/2021	INV	PD	WTP HVAC REPAIR
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
109771 MEIER, ERIC									
2010790.002		03/12/2021	042021	337639	452.00	05/02/2021	INV	PD	RFD-MEMBERSHIP CANCELLATI
CHECK DATE: 04/20/2021					PAYEE: MEIER, ERIC				
109782 MERDAN, LYLE									
10002932		04/12/2021	042021	337640	25.71	05/12/2021	INV	PD	CREDIT BALANCE REFUND-281
CHECK DATE: 04/20/2021									
101176 METRO ALARM CONTRACTORS INC									
043029		04/01/2021	042021	337641	420.00	05/01/2021	INV	PD	WTP AND TOWERS DMP PHONE
CHECK DATE: 04/20/2021									
101183 METROPOLITAN COUNCIL									
MAR 2021 SAC		03/31/2021	042021	337642	29,521.80	04/30/2021	INV	PD	MAR SAC CHARGES
CHECK DATE: 04/20/2021									
101182 METROPOLITAN COUNCIL									
0001122224		04/08/2021	042021	337643	226,109.79	05/01/2021	INV	PD	MAY SEWER SERVICES FOR ME
CHECK DATE: 04/20/2021									
101187 METRO SALES INC									
INV1783715		03/24/2021	042021	337644	122.00	04/23/2021	INV	PD	APR FD COPIER
CHECK DATE: 04/20/2021									
INV1790842		04/05/2021	042021	337644	197.00	05/05/2021	INV	PD	Contract Invoice
CHECK DATE: 04/20/2021									
INV1792427		04/06/2021	042021	337644	746.91	05/06/2021	INV	PD	Ricoh/IM C6000
CHECK DATE: 04/20/2021									
					1,065.91				
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
48200		03/25/2021	042021	337645	296.00	04/25/2021	INV	PD	4 HR Drivers Safety 3.16.
CHECK DATE: 04/20/2021									
101193 MID AMERICA METER INC									
021-3642		04/06/2021	042021	337646	147.00	05/06/2021	INV	PD	WELL #8 METER TEST/REPAIR
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101196 MID COUNTY COOP #122622									
51521		04/09/2021	042021	337719	726.66	05/09/2021	INV	PD	252 GLS GAS-TC
CHECK DATE: 04/20/2021									
51522		04/09/2021	042021	337719	781.35	05/09/2021	INV	PD	325 GLS DIESEL-TC
CHECK DATE: 04/20/2021									
					1,508.01				
109263 MID-AMERICA GOLF AND LANDSCAPE INC									
5		03/30/2021	042021	337647	31,407.00	04/30/2021	INV	PD	PAR 30 GOLF COURSE IMPROV
CHECK DATE: 04/20/2021									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0409210014172152		04/09/2021	040921	337542	195.66	04/09/2021	INV	PD	040921 Payroll Child Supp
CHECK DATE: 04/09/2021									
PR040921001510208001		04/09/2021	040921	337541	179.04	04/09/2021	INV	PD	040921 Payroll Child Supp
CHECK DATE: 04/09/2021									
					374.70				
101227 MINNESOTA ELEVATOR INC									
901885		04/01/2021	042021	337649	405.92	05/01/2021	INV	PD	Apr CCC Elevator Service
CHECK DATE: 04/20/2021									
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD									
8626		04/01/2021	042021	337650	130.00	05/01/2021	INV	PD	INSPECTOR II EXAM-TARMAN
CHECK DATE: 04/20/2021									
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
57128		04/01/2021	042021	337651	1,350.00	05/01/2021	INV	PD	JOB TRAINING/SAFETY PROGR
CHECK DATE: 04/20/2021									
101303 MINNESOTA TEAMSTERS LOCAL #320									
April 2021		04/09/2021	040921	337543	4,598.00	04/09/2021	INV	PD	April 2021 Local #320 Uni
CHECK DATE: 04/09/2021									
101274 MINNESOTA TRUCKING ASSOCIATION									
74307		03/31/2021	042021	337652	71.55	04/30/2021	INV	PD	DOT INSPECTION FORM BOOKS

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/MAR21		03/29/2021	041421	337549	810.26	04/22/2021	INV	PD	MAR ST LITES-TOWN COURSE
CHECK DATE: 04/14/2021									
121770311/MAR21		03/29/2021	041421	337549	24.18	04/22/2021	INV	PD	MAR 4255 CREEK RD
CHECK DATE: 04/14/2021									
778377500/MAR21		04/07/2021	041421	337549	105.50	05/02/2021	INV	PD	MAR 12500 CTY RD 11 SIGNA
CHECK DATE: 04/14/2021									
778377800/MAR21		04/07/2021	041421	337549	33.46	05/02/2021	INV	PD	MAR 4250 ENGLER BLVD SIGN
CHECK DATE: 04/14/2021									
					973.40				
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
MARCH0190352021		03/31/2021	042021	337653	2,911.49	04/30/2021	INV	PD	MAR BLGD PERMIT SURCHARGE
CHECK DATE: 04/20/2021									
105995 MONEY MOVERS INC									
137974		04/04/2021	042021	337654	16.50	05/04/2021	INV	PD	Mar Health Ins Reimbursem
CHECK DATE: 04/20/2021									
107445 MONSIDO INC									
INV-20358		04/08/2021	042021	337655	3,020.00	04/22/2021	INV	PD	WEB & ACCESSIBILITY COMPL
CHECK DATE: 04/20/2021									
101327 MP NEXLEVEL LLC									
1120679		03/22/2021	042021	337720	481.00	04/22/2021	INV	PD	TOWN COURSE CABLING
CHECK DATE: 04/20/2021									
101261 MINNESOTA RECREATION & PARK ASSOC									
88611		03/01/2021	042021	337656	160.00	04/13/2021	INV	PD	Annual Membership Yaeger
CHECK DATE: 04/20/2021									
88612		03/01/2021	042021	337656	160.00	03/31/2021	INV	PD	Annual Membership Wabbe
CHECK DATE: 04/20/2021									
88613		03/01/2021	042021	337656	160.00	03/31/2021	INV	PD	Annual Membership Goff
CHECK DATE: 04/20/2021									
88614		03/01/2021	042021	337656	160.00	03/31/2021	INV	PD	Annual Membership Link

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
88615		03/01/2021	042021	337656	160.00	03/31/2021	INV	PD	Annual Membership Johnson
CHECK DATE: 04/20/2021									
88616		03/01/2021	042021	337656	160.00	03/31/2021	INV	PD	Annual Membership Jansen
CHECK DATE: 04/20/2021									
88617		03/01/2021	042021	337656	160.00	03/31/2021	INV	PD	Annual Membership Grange
CHECK DATE: 04/20/2021									
88618		03/01/2021	042021	337656	499.00	03/31/2021	INV	PD	Agency Annual Membership
CHECK DATE: 04/20/2021									
					1,619.00				
101355 MTI DISTRIBUTING INC #400012									
1282733-01		04/02/2021	042021	337657	21,208.16	05/02/2021	INV	PD	THE LOOP-IRRIGATION PIPE
CHECK DATE: 04/20/2021									
101354 MTI DISTRIBUTING INC #700767									
1287742-00		03/31/2021	042021	337658	32,689.75	04/30/2021	INV	PD	#540 GM3500 MOWER W/ TRAD
CHECK DATE: 04/20/2021									
1294544-00		04/01/2021	042021	337658	219.81	05/01/2021	INV	PD	#540 CANOPY FOR GM3500 MO
CHECK DATE: 04/20/2021									
					32,909.56				
101357 MUELLER SYSTEMS LLC									
65175824		04/07/2021	042021	337659	12,990.01	05/07/2021	INV	PD	MI NET RENEWAL
CHECK DATE: 04/20/2021									
65175825		04/07/2021	042021	337659	52,707.54	05/09/2021	INV	PD	AMI RENEWAL
CHECK DATE: 04/20/2021									
					65,697.55				
106657 MUNICIPAL ASSET MANAGEMENT INC									
0618087		04/01/2021	042021	337721	4,357.03	05/15/2021	INV	PD	CCC FITNESS EQUIP LEASE P
CHECK DATE: 04/20/2021									
0618088		04/01/2021	042021	337721	151.05	05/15/2021	INV	PD	CCC SCIFIT PRO LEASE PMT
CHECK DATE: 04/20/2021									
					4,508.08				
101759 MY ALARM CENTER LLC									
15120014		04/01/2021	042021	337660	102.72	05/01/2021	INV	PD	CITY HALL MONITORING 4/1/

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
100120 APPLIANCE SERVICE & SALES CTR INC									
223506		01/28/2021	042021	337661	85.89	05/08/2021	INV	PD	SOAP FOR WASHER-FD
CHECK DATE: 04/20/2021									
101370 NATIONAL GOLF FOUNDATION									
88325		03/31/2021	042021	337662	250.00	06/01/2021	INV	PD	ANNUAL DUES-MEMBER ID 105
CHECK DATE: 04/20/2021									
106198 NAVIANT INC									
0142548-IN		04/01/2021	041421	337550	3,043.65	04/21/2021	INV	PD	MAR ONBASE HOSTING FEE
CHECK DATE: 04/14/2021									
105875 NETWORKFLEET INC									
OSV000002411502		04/01/2021	042021	337663	259.04	04/30/2021	INV	PD	Data Processing - GPS
CHECK DATE: 04/20/2021									
102654 NORTH AMERICAN SAFETY INC									
INV56553		03/26/2021	042021	337664	141.60	04/26/2021	INV	PD	SAFETY GLASSES
CHECK DATE: 04/20/2021									
109783 NOV, NAROTH									
34475		04/12/2021	042021	337665	68.91	05/12/2021	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 04/20/2021									
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/MAR2021		03/28/2021	041421	337551	1,746.19	04/20/2021	INV	PD	MAR PARTS & SUPPLIES
CHECK DATE: 04/14/2021									
101445 OFFICE DEPOT									
164227263001		03/30/2021	042021	337666	77.97	04/30/2021	INV	PD	Self-ink Stamps
CHECK DATE: 04/20/2021									
164227441001		03/25/2021	042021	337666	29.99	04/30/2021	INV	PD	Desk lamp
CHECK DATE: 04/20/2021									
166010342001		04/02/2021	042021	337666	19.99	05/07/2021	INV	PD	ink stamp
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
166018263001		04/02/2021	042021	337666	25.56	05/07/2021	INV	PD	Pens,staple removers
CHECK DATE: 04/20/2021									
166018263002		04/05/2021	042021	337666	13.29	05/07/2021	INV	PD	Pens
CHECK DATE: 04/20/2021									
					166.80				
101465 ON SITE SANITATION INC									
0001101504		03/30/2021	042021	337667	110.57	04/29/2021	INV	PD	TOWN COURSE MAINTENANCE
CHECK DATE: 04/20/2021									
0001101505		03/30/2021	042021	337667	110.57	04/29/2021	INV	PD	TOWN COURSE
CHECK DATE: 04/20/2021									
					221.14				
109769 OSTMAN, DON									
2010867.002		04/01/2021	042021	337668	675.00	05/01/2021	INV	PD	RFD PERMIT CHARGES-CANCEL
CHECK DATE: 04/20/2021						PAYEE: OSTMAN, DON			
109623 PER MAR SECURITY AND RESEARCH CORPORATION									
2495177		04/08/2021	042021	337669	3,221.66	05/08/2021	INV	PD	CITY HALL NEW DOOR LOCKS.
CHECK DATE: 04/20/2021									
101530 PING INC									
15616594		03/26/2021	042021	337670	181.83	08/22/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 04/20/2021									
15636662		04/06/2021	042021	337670	126.70	06/05/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
15640082		04/07/2021	042021	337670	126.70	06/06/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
					435.23				
101536 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC									
3104656136		03/26/2021	042021	337671	499.14	04/29/2021	INV	PD	POSTAGE METER RENTAL 1/30
CHECK DATE: 04/20/2021									
101557 POWER SYSTEM ENGINEERING INC									
9036942		04/04/2021	042021	337672	2,635.00	05/04/2021	INV	PD	GENERAL ENGINEERING FOR M
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9037012		04/07/2021	042021	337672	15,475.67	05/07/2021	INV	PD	GENERAL ENGINEERING FOR M
CHECK DATE: 04/20/2021									
					18,110.67				
101571 PREMIUM WATERS INC									
318075705		03/31/2021	042021	337673	61.85	04/30/2021	INV	PD	Water cooler-PD Qtrly
CHECK DATE: 04/20/2021									
101576 KENNETH F FORNER									
20215761		03/24/2021	042021	337674	594.00	04/24/2021	INV	PD	Squad 1214 graphics
CHECK DATE: 04/20/2021									
107855 STAPLES INC									
15379788		03/17/2021	042021	337676	205.39	04/16/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/20/2021									
15553691		03/24/2021	042021	337676	46.41	04/23/2021	INV	PD	YELLOW TAPE FOR MSB SHOP,
CHECK DATE: 04/20/2021									
15557521		03/24/2021	042021	337676	2.82	04/23/2021	INV	PD	HOOKS
CHECK DATE: 04/20/2021									
15611861		03/26/2021	042021	337676	159.99	04/25/2021	INV	PD	UPS BATTERY BACKUP & SURG
CHECK DATE: 04/20/2021									
15645957		03/29/2021	042021	337676	32.02	04/28/2021	INV	PD	CLOROX WIPES
CHECK DATE: 04/20/2021									
15681038		03/30/2021	042021	337676	89.98	04/29/2021	INV	PD	BATTERY BACKUP UPS (2)
CHECK DATE: 04/20/2021									
15773461		04/02/2021	042021	337675	22.98	05/02/2021	INV	PD	Scanned and Copy Stamp fo
CHECK DATE: 04/20/2021									
15871381		04/07/2021	042021	337675	42.99	05/07/2021	INV	PD	Laser White Labels for th
CHECK DATE: 04/20/2021									
15885495		04/08/2021	042021	337675	11.59	05/08/2021	INV	PD	9 x 13 brown envelopes fo
CHECK DATE: 04/20/2021									
					614.17				
101684 R & R SPECIALTIES OF WISCONSIN INC									
0072532-IN		03/26/2021	042021	337677	46.90	04/26/2021	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 04/20/2021									
0072533-IN		03/26/2021	042021	337677	38.05	04/26/2021	INV	PD	Zamboni Key
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0072707-IN CHECK DATE: 04/20/2021		04/08/2021	042021	337677	65.00	05/08/2021	INV	PD	Zamboni Blade Sharpening
					149.95				
101629 REIF, DAVE									
88485 CHECK DATE: 04/20/2021		03/31/2021	042021	337678	63.00	04/30/2021	INV	PD	LICENSE RENEWALS
101631 REINDERS INC									
1859607-00 CHECK DATE: 04/20/2021		11/30/2020	042021	337679	-1,714.36	12/30/2020	CRM	PD	2020 SYNGENTA REBATE-GREE
1869967-00 CHECK DATE: 04/20/2021		04/01/2021	042021	337679	38.43	05/01/2021	INV	PD	FLAGSTICK PARTS
3169215-00 CHECK DATE: 04/20/2021		03/29/2021	042021	337679	19,354.64	05/31/2021	INV	PD	FERTILIZER-TC
					17,678.71				
101668 ROBBS ELECTRIC INC									
38644 CHECK DATE: 04/20/2021		03/22/2021	042021	337680	205.27	04/22/2021	INV	PD	ADD CIRCUIT IN CCC ADMIN
38653 CHECK DATE: 04/20/2021		03/24/2021	042021	337680	1,305.00	04/24/2021	INV	PD	RETRO FIT LIGHTING CCC MA
38667 CHECK DATE: 04/20/2021		03/26/2021	042021	337680	195.30	04/26/2021	INV	PD	Fixed Light outside of Wo
38793 CHECK DATE: 04/20/2021		04/05/2021	042021	337680	120.49	05/05/2021	INV	PD	Upper Gym Light Repair
					1,826.06				
107494 ROBERT THOMAS HOMES									
10005397-5 CHECK DATE: 04/20/2021		04/12/2021	042021	337681	53.89	05/12/2021	INV	PD	CREDIT BALANCE REFUND-512
101673 ROCHESTER MIDLAND CORP									
INV00244608 CHECK DATE: 04/20/2021		03/25/2021	042021	337682	34.59	04/25/2021	INV	PD	OXYGEN SERVICE - FIREMAN'
101703 SALVATION ARMY									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
MAR/21 HS		04/10/2021	042021	337683	134.00	05/10/2021	INV	PD	MAR HEAT SHARE CONTRIBUTI
CHECK DATE: 04/20/2021									
101738 SCHILLING SUPPLY COMPANY									
762750-01		04/01/2021	042021	337684	402.57	05/01/2021	INV	PD	Hand Sanitizer Refill
CHECK DATE: 04/20/2021									
819714-00		04/01/2021	042021	337684	1,082.20	05/01/2021	INV	PD	White Towels for Wiping D
CHECK DATE: 04/20/2021									
					1,484.77				
103545 SEWER SERVICES INC									
I6593		04/01/2021	042021	337685	429.45	05/01/2021	INV	PD	1 LOAD PUMPED
CHECK DATE: 04/20/2021									
104416 KELBRO COMPANY									
2603957		03/15/2021	042021	337686	260.35	04/15/2021	INV	PD	OAK 19 ICE MACHINE RENTAL
CHECK DATE: 04/20/2021									
101773 SHARROW LIFTING PRODUCTS									
144721		03/21/2021	042021	337687	71.18	04/21/2021	INV	PD	#704 CLEVIS'S FOR DIGGER
CHECK DATE: 04/20/2021									
104827 ROHN INDUSTRIES INC									
547778		03/22/2021	042021	337688	15.00	04/22/2021	INV	PD	Security Console Shreddin
CHECK DATE: 04/20/2021									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
107462094-001		03/31/2021	042021	337689	35.97	04/30/2021	INV	PD	PARTS FOR SPRAYER
CHECK DATE: 04/20/2021									
107613996-001		04/05/2021	042021	337689	404.21	05/15/2021	INV	PD	PRE-EMERGENT FOR PERENNIA
CHECK DATE: 04/20/2021									
					440.18				
101828 SOUTHWEST NEWS MEDIA									
2127056		03/04/2021	042021	337690	162.61	04/25/2021	INV	PD	HRC YOUTH MEMBER ORD-992
CHECK DATE: 04/20/2021									
2127057		03/04/2021	042021	337690	38.89	04/25/2021	INV	PD	VACATE 10 FT RIGHT OF WAY
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2127937		03/18/2021	042021	337690	60.10	04/25/2021	INV	PD	2021 OH TO UG BIDS-DIRECT
CHECK DATE: 04/20/2021									
2128599		03/25/2021	042021	337690	98.98	04/25/2021	INV	PD	2021 OVERLAY PROGRAMS BID
CHECK DATE: 04/20/2021									
2128600		03/25/2021	042021	337690	127.26	04/25/2021	INV	PD	VIOLATION OF CODE-PETTY M
CHECK DATE: 04/20/2021									
					487.84				
101847 SRF CONSULTING GROUP INC									
12504.00-22		02/28/2021	042021	337691	23,788.73	05/08/2021	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE: 04/20/2021									
12504.00-23		03/31/2021	042021	337691	16,511.25	05/07/2021	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE: 04/20/2021									
					40,299.98				
101850 STANTEC CONSULTING SERVICES INC									
1763289		03/10/2021	042021	337692	21,907.35	04/10/2021	INV	PD	JAN-GENERAL ENGINEERING
CHECK DATE: 04/20/2021									
1763290		03/10/2021	042021	337692	674.25	04/10/2021	INV	PD	JAN-ENG DEPT ASSISTANCE
CHECK DATE: 04/20/2021									
1763291		03/10/2021	042021	337692	2,292.00	04/10/2021	INV	PD	JAN-MSA
CHECK DATE: 04/20/2021									
1763292		03/10/2021	042021	337692	2,391.00	04/10/2021	INV	PD	JAN-MN RIVER FLOODPLAIN M
CHECK DATE: 04/20/2021									
1763293		03/10/2021	042021	337692	5,863.50	04/10/2021	INV	PD	JAN-RECORD PLAN/BASE MAP
CHECK DATE: 04/20/2021									
1763294		03/10/2021	042021	337692	15,396.36	04/10/2021	INV	PD	JAN-MCKNIGHT WETLAND BANK
CHECK DATE: 04/20/2021									
1763296		03/10/2021	042021	337692	1,532.75	04/10/2021	INV	PD	JAN-NE COLLECTOR IN SW AR
CHECK DATE: 04/20/2021									
1763297		03/10/2021	042021	337692	2,959.25	04/10/2021	INV	PD	JAN-LAKE GRACE TRAIL PHAS
CHECK DATE: 04/20/2021									
1763298		03/10/2021	042021	337692	2,052.04	04/10/2021	INV	PD	JAN-2019 DT RECONSTRUCTIO
CHECK DATE: 04/20/2021									
1763299		03/10/2021	042021	337692	9,694.00	04/10/2021	INV	PD	JAN-2020 DT RECONSTRUCTIO
CHECK DATE: 04/20/2021									
1763300		03/10/2021	042021	337692	23,615.94	04/10/2021	INV	PD	JAN-PAR 30 GOLF COURSE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/20/2021									
1763301		03/10/2021	042021	337692	4,287.00	04/10/2021	INV	PD	JAN-BRIDGE SAFETY INSPECT
CHECK DATE: 04/20/2021									
1763302		03/10/2021	042021	337692	7,934.51	04/10/2021	INV	PD	JAN-2021 DT STREET RECONS
CHECK DATE: 04/20/2021									
1763303		03/10/2021	042021	337692	6,377.50	04/10/2021	INV	PD	JAN-WELL NOS 6 & 8 REHABI
CHECK DATE: 04/20/2021									
1763304		03/10/2021	042021	337692	4,236.00	04/10/2021	INV	PD	JAN-EPA RISK ASSESSMENT &
CHECK DATE: 04/20/2021									
1763305		03/10/2021	042021	337692	820.50	04/10/2021	INV	PD	JAN-OAK ST PUMPING STATIO
CHECK DATE: 04/20/2021									
1763309		03/10/2021	042021	337692	370.00	04/10/2021	INV	PD	JAN-DEL WEBB STORMWATER R
CHECK DATE: 04/20/2021									
1763310		03/10/2021	042021	337692	1,618.75	04/10/2021	INV	PD	JAN-HARVEST NORTH STORMWA
CHECK DATE: 04/20/2021									
1763311		03/10/2021	042021	337692	878.75	04/10/2021	INV	PD	JAN-CHASKA CREEK INDUSTRI
CHECK DATE: 04/20/2021									
1763312		03/10/2021	042021	337692	3,515.00	04/10/2021	INV	PD	JAN-CHASKA BLUFFS STORMWA
CHECK DATE: 04/20/2021									
1763324		03/10/2021	042021	337692	12,398.00	04/10/2021	INV	PD	JAN-CREEK RD TRUNK SEWER
CHECK DATE: 04/20/2021									
					130,814.45				
101858 STAPLES CONTRACT & COMMERCIAL INC									
7327129599-0-1		03/22/2021	042021	337693	59.38	04/20/2021	INV	PD	INK CARTRIDGES MSB FRONT
CHECK DATE: 04/20/2021									
7327230028-0-1		03/23/2021	042021	337693	59.38	04/20/2021	INV	PD	Epson Ink Cartridge for U
CHECK DATE: 04/20/2021									
					118.76				
101884 STOP PROCESSING CENTER INC									
19232		03/31/2021	042021	337694	110.15	04/30/2021	INV	PD	Online Bill Pay Signups 1
CHECK DATE: 04/20/2021									
101892 STUART C IRBY CO									
S012225338.001	210042	03/25/2021	042021	337695	18,595.00	04/24/2021	INV	PD	SW CAB S&C PME 9 600 AMP
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
S012225351.001	210041	03/25/2021	042021	337695	18,595.00	04/24/2021	INV	PD	S&C SWITCH CAB PME 9 600A
CHECK DATE: 04/20/2021									
S012265927.001	210038	03/19/2021	042021	337695	23,799.28	04/18/2021	INV	PD	3400 COND ALUM UD 750 MCM
CHECK DATE: 04/20/2021									
S012265951.001	210040	03/19/2021	042021	337695	20,999.37	04/18/2021	INV	PD	3000 COND ALUM UD 750 MCM
CHECK DATE: 04/20/2021									
S012266021.001	210039	03/19/2021	042021	337695	22,399.33	04/18/2021	INV	PD	3200 COND ALUM UD 750 MCM
CHECK DATE: 04/20/2021									
S012329567.001	210043	04/01/2021	042021	337695	185.00	05/01/2021	INV	PD	(10) ANCHOR ROD 3/4" EXPA
CHECK DATE: 04/20/2021									
S012334571.001		03/30/2021	042021	337695	710.58	04/29/2021	INV	PD	RUBBER BLANKET TESTING
CHECK DATE: 04/20/2021									
S012341057.001	210044	04/01/2021	042021	337695	250.14	05/01/2021	INV	PD	(6) SPLICE SJ1A COLD SHRI
CHECK DATE: 04/20/2021									
S012343586.001	210035	03/16/2021	042021	337695	428.03	04/15/2021	INV	PD	375' - 2 STR BARE COPPER
CHECK DATE: 04/20/2021									
					105,961.73				
101723 SCHINDLER ELEVATOR CORPORATION									
8105598528		04/01/2021	042021	337696	427.59	05/01/2021	INV	PD	2ND QTR FD ELEVATOR MAINT
CHECK DATE: 04/20/2021									
101932 TAYLOR MADE GOLF CO INC									
34874027		03/26/2021	042021	337697	173.54	10/01/2021	INV	PD	DEMO/RENTAL
CHECK DATE: 04/20/2021									
34875943		03/27/2021	042021	337697	752.25	05/26/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
					925.79				
102151 THE WEATHER APPAREL COMPANY LLC									
A49982		04/01/2021	042021	337698	1,088.33	05/01/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
101964 PMT EMBROIDERY LLC									
18514		04/01/2021	042021	337699	241.00	05/01/2021	INV	PD	Melberg-Initial Issue
CHECK DATE: 04/20/2021									
101966 THYSSENKRUPP ELEVATOR CORPORATION									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3005836412		04/01/2021	042021	337700	603.62	05/01/2021	INV	PD	WTP SERVICE CONTRACT 4/1/
CHECK DATE: 04/20/2021									
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M26326		03/31/2021	042021	337701	259.00	04/30/2021	INV	PD	COUNCIL/EDA MINUTES 3/15
CHECK DATE: 04/20/2021									
101977 TOLL COMPANY									
10397376		03/23/2021	042021	337702	196.23	04/23/2021	INV	PD	WELDING SUPPLIES
CHECK DATE: 04/20/2021									
101995 TRANE									
311603094		04/01/2021	042021	337703	1,488.00	05/01/2021	INV	PD	CITY HALL QUARTERLY MAINT
CHECK DATE: 04/20/2021									
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467/MAR21		04/01/2021	042021	337704	129.00	05/15/2021	INV	PD	Data Processing
CHECK DATE: 04/20/2021									
102002 TREBIATOWSKI, COREY									
JAN-APR 2021		04/01/2021	042021	337705	54.00	05/06/2021	INV	PD	ELEC FOR FD EQUIP IN VEHI
CHECK DATE: 04/20/2021									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M900052-IN-A		03/29/2021	042021	337706	56.90	04/30/2021	INV	PD	UG RXR CROSSING PIONEER A
CHECK DATE: 04/20/2021									
102028 TWIN CITY WATER CLINIC INC									
15805		03/26/2021	042021	337707	75.00	04/26/2021	INV	PD	WELL #6
CHECK DATE: 04/20/2021									
104522 US FOODS INC									
4244427		04/06/2021	042021	337708	371.12	05/06/2021	INV	PD	SOAP & TOWELS-OAK 19
CHECK DATE: 04/20/2021									
5926949		03/30/2021	042021	337708	149.57	04/29/2021	INV	PD	OAK 19 DISH MACHINE RENTA
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					520.69				
102061 USA BLUE BOOK									
562358		04/02/2021	042021	337709	122.37	05/02/2021	INV	PD	TRACING DYE
CHECK DATE: 04/20/2021									
104248 VALLEY RICH CO INC									
29252		02/24/2021	042021	337710	731.62	03/24/2021	INV	PD	WARNING LITES - PIONEER T
CHECK DATE: 04/20/2021									
102102 VERIZON WIRELESS									
9876139191		03/23/2021	040921	337544	632.77	04/15/2021	INV	PD	MAR CRADLEPOINTS
CHECK DATE: 04/09/2021									
102109 VICTORIA REPAIR & MANUFACTURING									
9652		03/31/2021	042021	337711	24.00	04/30/2021	INV	PD	TOWN COURSE PARTS
CHECK DATE: 04/20/2021									
102227 ONVOY LLC									
0009426210401		04/01/2021	041421	337552	1,853.53	04/25/2021	INV	PD	APR EDU CTR ETHERNET/INTE
CHECK DATE: 04/14/2021									
0009486210401		04/01/2021	041421	337552	889.21	04/25/2021	INV	PD	APR CITY HALL ETHERNET
CHECK DATE: 04/14/2021									
					2,742.74				
102133 WAGNER PRESS & GRAPHICS									
33987		04/06/2021	042021	337712	32.00	05/06/2021	INV	PD	Business Cards-Panning
CHECK DATE: 04/20/2021									
109779 WALSH, DEAN									
350030450-2021		03/30/2021	042021	337713	312.50	05/06/2021	INV	PD	MAR REBATE-ELEC CAR CHARG
CHECK DATE: 04/20/2021						PAYEE: WALSH, DEAN			
102220 NORTHLAND SYSTEMS INC									
17274		04/01/2021	042021	337714	24,000.00	05/06/2021	INV	PD	VENDOR AGREEMENT FOR IT S
CHECK DATE: 04/20/2021									
17276		04/01/2021	042021	337714	10,800.00	05/06/2021	INV	PD	ANNUAL SUPPORT FOR VOIP O
CHECK DATE: 04/20/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
80651		04/02/2021	042021	337714	16,010.00	05/07/2021	INV	PD	APR SUPPORT SVC
CHECK DATE: 04/20/2021									
80652		04/02/2021	042021	337714	6,715.00	05/07/2021	INV	PD	APR RECOVERY SVC
CHECK DATE: 04/20/2021									
					57,525.00				
107554 POWER CELL LLC									
00252019		03/19/2021	042021	337715	127.08	04/19/2021	INV	PD	RESALE
CHECK DATE: 04/20/2021									
102231 ZIEGLER INC									
IN000050368		04/01/2021	042021	337716	94.02	05/01/2021	INV	PD	#2113 INTAKE HEATER SWITC
CHECK DATE: 04/20/2021									
					94.02				
362 INVOICES					1,372,072.86				

** 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
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
88370		04/09/2021	041321	2744	2,036.67	04/13/2021	DIR	PD	040921 Payroll - HCSP Con
CHECK DATE: 04/13/2021									
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
88371		04/09/2021	041221	2742	200.00	04/12/2021	DIR	PD	040921 Payroll - MNDCP Co
CHECK DATE: 04/12/2021									
101756 MII LIFE INCORPORATED									
39765379		03/30/2021	040121	2734	222.47	04/01/2021	DIR	PD	4/1/21 FSA REIMBURSEMENTS
CHECK DATE: 04/01/2021									
39774055		04/06/2021	040821	2736	775.06	04/08/2021	DIR	PD	4/8/21 FSA REIMBURSEMENTS
CHECK DATE: 04/08/2021									
					997.53				
100927 INTERNAL REVENUE SERVICE									
88364		04/09/2021	040921	2737	134,662.85	04/09/2021	DIR	PD	040921 Payroll - FICA Fed
CHECK DATE: 04/09/2021									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
88365		04/09/2021	041221	2741	26,751.39	04/12/2021	DIR	PD	040921 Payroll - MN State
CHECK DATE: 04/12/2021									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
88366		04/09/2021	040921	2738	11,958.12	04/09/2021	DIR	PD	040921 Payroll - 457 Cont
CHECK DATE: 04/09/2021									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
88369		04/09/2021	040921	2740	3,979.15	04/09/2021	DIR	PD	040921 Payroll - Roth Con
CHECK DATE: 04/09/2021									
104668 OPTUM BANK INC									
88368		04/09/2021	041321	2743	17,414.77	04/13/2021	DIR	PD	040921 Payroll - HSA Cont
CHECK DATE: 04/13/2021									
101525 PITNEY BOWES POSTAGE									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2021/0407-PB		04/07/2021	040821	2735	1,200.00	04/08/2021	DIR	PD	4/7/21 REPLENISH POSTAGE
CHECK DATE: 04/08/2021									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
88367		04/09/2021	040921	2739	98,681.62	04/09/2021	DIR	PD	040921 Payroll - PERA Con
CHECK DATE: 04/09/2021									
					98,681.62				
11 INVOICES					297,882.10				

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Biweekly Report
April 19, 2021
By
Matt Podhradsky

UPCOMING COUNCIL MEETING SCHEDULE

Below is a list of the upcoming Council meetings and any work sessions we are planning on having prior to the regular Council meeting.

April 19th: We are planning on having a meeting prior to the regular Council 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 the meeting first, give the purpose of the meeting and the Statutory authority to have this closed meeting, and if we tape record the closed portion of the meeting. We also need to provide a synopsis of the closed session discussion, which we typically would do at the next Council meeting. This closed portion of the meeting will start at 5:30 pm and go until the beginning of the regular Council meeting which will be at 7 pm. During the Council meeting we will be having Chief Tim Wiebe give a presentation during Visitor Presentation to provide a review of the last year of our EOC operations as well as a summary of the Chaska Cares initiatives the City has undertaken over the past year.

May 3rd: We are planning on having a Work Session prior to this meeting going from 6-7. The purpose of this work session will be to go through discussion/training on critical incident communications. This is a session that will be led by Chief Seibert.

May 17th: We will be having a work session from 5:45-7 pm to go through the topic of considering naming rights for public enterprise fund facilities. We will be prepared to talk about not only the financial opportunities that this could provide but also the public policy questions that should be considered during such a conversation.

If you have any questions about any of these meetings, or you are unable to attend, just let me know.

PRESENTATION FROM SCHOOL DISTRICT

As you are aware, this past Wednesday evening, City Council members from all four School District Communities were able to get together for a presentation from School Board members and Staff to discuss data they are considering as they look at a possible referendum in the fall. As there was a lot of information that was provided on that evening to discuss, please let me know if any of you would like to get a copy of the presentation that was provided, and if any questions and/or concerns have popped up since the presentation was made. With limited time for questions at that meeting, and this being the first time you have seen any of that information, I wanted to make sure that if there was questions or concerns that have popped up for you since the meeting that you have every opportunity to ask questions or share concerns.

To that end, if you would like to have a copy of the presentation or have any questions/concerns, just let me know and I will communicate that to the School District. If there are questions that end up being asked, I will make sure that the answer received get provided to each of you so that you are aware of concerns/questions others on the Council may have.

Creek Road Trunk Sewer Project

As Staff has shared with you previously, one major project that we are planning to start this summer to serve the Corporate/Industrial parks both at Engler Boulevard and the 212/County 44 interchange, is the installation of the trunk sewer line that will go up existing Creek Road. This is a major project that will take 2 construction seasons to complete and will cost approximately $10.5 million to construct. While we expect that there will be approximately $1.5 million of TIF from the Oppidan projects to support this project, and our sewer connection and area charges will help pay for this, Staff has been working to seek outside funding for this project.

To that end, Staff has sought two funding programs to seek this outside support. The first is through applying to Congressman Phillip's office to seek funding through the reintroduction of "Earmarks" in funding projects. We received notification of this potential funding source on April 1st, with the application being due on April 9th. Each Congressman can seek funding for up to 10 projects, with the maximum award amount being approximately $2 million. We were able to get the application process complete and to submit several letters of support from local groups to for this project and will be awaiting a decision at the end of this month of whether our project will be supported for submission into a larger funding bill. The projects they are seeking are ones that are of regional significance, with this project supporting the creation of over 5,000 jobs.

The other program that we are working to submit this project to is the National EDA program, who recently received a significant amount of ACA funding to support projects that create significant job growth. We have received good feedback on this grant application.

Our hope is that through these two programs that we would be able to fund up to 50% of the project costs, with would be over $5 million. These funds would not only help to expedite this project, but also free up more of our connection charges in the Sewer Fund to got towards other necessary sewer projects or future maintenance.

As we find out more about these programs and the status of our applications. I will let you know. In the meantime, if you have any questions, do not hesitate to ask.

Utility Billing Update - COVID-19 Actions

Since March 2020 and in response to the COVID 19 emergency, the City of Chaska has suspended utility account disconnections and late payment penalties. The decision to suspend disconnections was based on direction from the State Attorney General that advised utility disconnections are effectively an eviction and evictions are not permitted under moratoriums imposed by COVID-19 orders. The City also suspended late payment penalties on utility accounts to acknowledge economic difficulties facing utility customers.

At this time, over 350 utility accounts are delinquent greater than 60 days and would normally be subject to a disconnection order. These 350 accounts include both property owners and renters that have a utility billing account with the City. This number compares to an average disconnect number of less than 80 customers per month when disconnects are made.

In May, City Staff will be preparing for adoption by the City Council a special assessment role for unpaid utility services to assist property owners with delinquent utility accounts on their parcel. This role is in addition to the role of unpaid utility services adopted each year in October. Property owners with utility accounts greater than 90 days delinquent against their parcel will have eligible unpaid utility services levied as a special assessment that will then be included on property tax bills payable in 2022.

To encourage all utility customers to make current payments, the City will resume monthly late payment penalties beginning with the May 15th late payment date. Notice of this change to impose late penalties will be included as a bill message on April bills.

At this time, based on advice from Legal Counsel, the City will continue to defer electric disconnections until Federal and State COVID restrictions are lifted.

On an ongoing basis, Utility Billing staff work with customers with delinquent balances to advise them of their account status and to ensure they are aware of programs that may provide them with assistance to pay unpaid utility bills.

EMERGENCY OPERATION CENTER (EOC) Planning

With the upcoming end of the Derrick Chauvin trial likely coming sometime next week, and the high tensions that exist in the Twin Cities because of recent tragic events in Brooklyn Center, the Chaska EOC has been spending a good deal of time planning to make sure that we stay aware of the situation and that we are prepared to not only protect people and property, but also people's First Amendment rights to peacefully protest. With many resources being put into the cities of Minneapolis and St. Paul, along with first-ring suburbs, we are wanting to make sure that we are prepared should people see an opportunity to cause issues in outer-ring suburbs if they perceive there is a lack of preparedness to address these situations. This is including making sure that we have extra Public Safety (Police and Fire) presence in the community, and to make sure that we are getting information out to residents as we receive it. We want to make sure that residents can trust that we are a trusted source of information, and if there is information we think is important to get out to them, that we are. There is always a concern with Social media that our residents are not getting accurate information, and that this can cause anxiety with our residents and businesses if they feel they are not fully informed. We started this process this last week to communicate how we were addressing the Monday night curfew in other parts of the Twin Cities and will continue to provide this information as new and pertinent information comes along. Residents can also feel free to contact our Police Department if they have any questions or concerns that pop up.

We will continue to provide you will information as we have it, and let you know if any big issues arise. If you have any questions now, do not hesitate to contact me and I would be happy to share the information that we know.

Larry Harris to Retire in July

I wanted to let the City Council know that City Attorney Larry Harris announced to Staff a couple of weeks ago that he will be retiring as of the beginning of July of this year. Larry has been a part of the Melchert, Hubert, Sjodin firm for several years, and has served as one of our main attorneys during his entire time at the firm. He has also served in the official role of City Attorney for the City of Carver for several years.

Just as with Luke Melchert, I can tell you that Staff is very sad to see Larry retire as he has been such a tremendous asset to our organization and has institutional knowledge of items the City of Chaska has worked on over the past several decades. Larry has a huge affinity for the Carver County community as he grew up in this area, and he said he has truly enjoyed working with the City of Chaska and the many complicated projects we have worked on over the years. He said that he will miss being a part of that.

We would like to take this opportunity to thank Larry for all his dedication to the City of Chaska, and to wish him well in his retirement. In his retirement, Mike Melchert will be stepping into the role of lead counsel for the City of Chaska. Please let me know if you have any questions.

Highway 41 Construction Update (Message from MNDOT)

The project team will host a Zoom open house on May 6 from 5:30-7:00 p.m. The purpose of the open house is to reintroduce the project to the public and business community, sharing the project design, improvement benefits, schedule, and future opportunities for engagement. The open house will include both a presentation and small-group discussions with businesses and interested citizens.

In addition to the open house, the project team has also been meeting with property owners, scheduling visual inspections of basements near the right-of-way, and providing updates to the CDBA Special Taxing District Board.

We continue to promote and encourage the community to sign up for notifications at DowntownHwy41.com or to reach project staff at:

Hotline: 612-269-4638
Email: downtownHwy41@bolton-menk.com

Spring Cleanup Day/Rotary Paper Shredding Event

Just as a reminder, we will be holding our annual Spring Cleanup Day on Saturday, May 1st from 8 am-2 pm down at Athletic Park. This is an opportunity for residents to get rid of yards waste such as leaves, branches, grass clippings, etc… free of cost to them. On the same day, the Chaska Rotary will be hosting a Paper Shredding Fundraising Event at Chaska High School's East Parking lot from 10 am-1 pm. This will be a drive-through, contactless event where people can bring documents to shred for $20 per registrant. Participants of this event are required to register, with participants being able to register at the following Eventbrite address:

https://www.eventbrite.com/e/chaska-community-shredding-event-saturday-may-1st-registration-146997662967

If you have any questions on either of these, do not hesitate to contact me.

City of Chaska
Memorandum

To: Administration, Mayor and City Council

From: Lisa Nelson
Controller

Date: April 16, 2021

RE: Financial Reports –
Year-To-Date (YTD) Ending February 28, 2021

FINACIAL REPORTS
Enclosed are year-to-date financial reports as of February 28, 2021.

Each fund includes the adopted budget compared to YTD actuals, and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

Each report also includes revenue and expenditures as of 02/28/20. This will allow you to compare each fund's activity to the prior year.

These draft reports include the following revenues and expenditures:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll through check dates in February.
- YTD vendor payments that:
    1) were previously approved by the City Council, or
    2) are pending approval by the Council at the April 19th meeting.

These draft reports do not include the following revenues and expenditures:

- Administrative charges and allocations
- Workers Comp and Property Insurance allocations
- General investment earnings revenue (allocated at year-end)
- Depreciation expense (recorded at year-end)

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/2021 AND 2/28/2020

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 2/28/2020
REVENUES:					
Property Taxes *	$ 6,000	$ -	$ (6,000)	0%	$ -
Charges For Services/Lot Sales	2,400	-	(2,400)	0%	1,000
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	-	(8,700)	0%	1,000
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	8,500	-	8,500	0%	75
Capital Outlay	5,000	-	5,000	0%	-
TOTAL EXPENDITURES	13,500	-	13,500	0%	75
NET CHANGE IN FUND BALANCES	$ (4,800)	$ -	$ 4,800		$ 925

* Tax settlements are received from Carver County in July and December.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/21 AND 2/28/20

	2021 BUDGET	ACTUAL AS OF 2/28/21	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 2/28/2020
REVENUES:					
Property Taxes *	$ 171,598	$ -	$ (171,598)	0%	$ -
Intergovernmental	-	-	-	0%	270,000
Charges For Services	167,435	-	(167,435)	0%	-
Special Assessments	40,000	-	(40,000)	0%	-
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Leases/Rent	32,200	5,245	(26,955)	16%	5,092
TOTAL REVENUES	405,833	5,245	(400,588)	1%	275,092
EXPENDITURES:					
Current:					
Administration:					
Professional Services	23,172	35	23,137	0%	3,033
Other Charges and Special Events	35,347	-	35,347	0%	-
Remit Grant Revenue	11,603	-	11,603		270,000
Administrative Fees	258,530	-	258,530	0%	-
Economic Development Projects/Programs:					
Professional Services	41,303	14,582	26,721	35%	6,467
Other Charges and Special Events	19,479	-	19,479	0%	-
Debt Service:					
Principal - Promissory Note	13,499	2,227	11,272	16%	2,120
Interest - Promissory Note	2,900	573	2,327	20%	680
Capital Outlay	-	-	-		8,320
TOTAL EXPENDITURES	405,833	17,417	388,416	4%	290,620
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	(12,172)	(12,172)		(15,528)
NET CHANGE IN FUND BALANCES	$ -	$ (12,172)	$ (12,172)		$ (15,528)

* Tax settlements are received from Carver County in July and December.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/2021 AND 2/28/2020

	2021 BUDGET	ACTUAL AS OF 2/28/21	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
REVENUES:					
Property Taxes *	$ 3,233,159	$ -	$ (3,233,159)	0%	$ -
Charges For Services	4,000	-	(4,000)	0%	-
Interest Earnings	-	47,014	47,014		52,494
Leases (tower)	96,000	51,154	(44,846)	53%	23,620
Donations/Contributions	-	-	-		1,500
TOTAL REVENUES	3,333,159	98,168	(3,234,991)	3%	77,614
EXPENDITURES:					
Current:					
General Government	10,000	-	10,000		-
Debt Service:					
Issuance Costs & Fiscal Agent Fees	50,000	-	50,000		-
Capital Outlay:					
Furniture And Equipment					
Communications	10,000	-	10,000	0%	-
Admin. Services-Finance	13,000	-	13,000	0%	-
Admin. Services-Information Services	63,000	36,437	26,563	58%	51,718
Police	82,000	3,446	78,554	4%	-
Fire	80,000	-	80,000	0%	-
Public Works	167,000	144	166,856	0%	-
TOTAL EXPENDITURES	475,000	40,027	434,973	8%	51,718
OTHER FINANCING SOURCES (USES):					
Transfers In	28,000	-	(28,000)	0%	-
Transfers Out	(3,865,932)	-	3,865,932	0%	-
Bonds Issued	170,000	-	(170,000)	0%	-
TOTAL OTHER FINANCING SOURCES (USES)	(3,667,932)	-	3,667,932		-
NET CHANGE IN FUND BALANCES	$ (809,773)	$ 58,141	$ 867,914		$ 25,896

* Tax settlements are received from Carver County in July and December.

ELECTRIC FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/2021 AND 2/28/2020

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED / EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:					
Residential Sales	$ 9,209,000	$ 1,461,901	$ (7,747,099)	16%	$ 922,121
Senior Sales	544,000	94,337	(449,663)	17%	58,934
Commercial Sales	1,160,000	200,184	(959,816)	17%	149,325
Industrial Sales	27,032,000	4,345,942	(22,686,058)	16%	2,803,811
Intradepartmental	980,000	145,721	(834,279)	15%	109,703
Other Sales	1,775,000	707,836	(1,067,164)	40%	190,922
TOTAL OPERATING REVENUES	40,700,000	6,955,921	(33,744,079)	17%	4,234,816
OPERATING EXPENSES:					
Purchased Power	25,901,000	4,450,970	21,450,030	17%	4,197,784
Distribution:					
Personnel Services	1,877,202	262,720	1,614,482	14%	324,031
Supplies, Services & Other Charges	533,074	109,697	423,377	21%	57,682
Administration:					
Personnel Services	383,798	30,626	353,172	8%	38,261
Supplies, Services & Other Charges	2,966,510	85,896	2,880,614	3%	83,249
Utility Billing:					
Personnel Services	260,361	39,566	220,795	15%	45,208
Supplies, Services & Other Charges	338,347	41,805	296,542	12%	59,301
Conservation Programs	669,919	76,814	593,105	11%	74,250
Capital Outlay	663,000	218,731	444,269	33%	215,301
TOTAL OPERATING EXPENSES	33,593,211	5,316,825	28,276,386	16%	5,095,067
OPERATING INCOME	7,106,789	1,639,096	(5,467,693)		(860,251)
NON-OPERATING REVENUES:					
Investment Earnings	16,500	(2,258)	(18,758)	-14%	(2,243)
Intergovernmental	-	-	-		-
TOTAL NON-OPERATING REVENUES	16,500	(2,258)	(18,758)		(2,243)
NON-OPERATING EXPENSES:					
Debt Service - Principal	502,977	2,160,000	(1,657,023)	429%	-
Debt Service - Principal (Contra Account)	-	(2,160,000)	2,160,000		-
Debt Service - Interest	327,387	22,657	304,730	7%	-
Debt Service - Agent Fees	450	850	(400)		-
TOTAL NON-OPERATING EXPENSES	830,814	23,507	807,307	3%	-
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	6,292,475	1,613,331	(4,679,144)		(862,494)
CAPITAL CONTRIBUTIONS	-	-	-		129,132
TRANSFERS IN (OUT):					
Transfers (Out)	(6,292,000)	(616,070)	5,675,930		(608,730)
CHANGE IN NET POSITION	$ 475	$ 997,261	$ 996,786		$ (1,342,092)

WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 2/28/2021 AND 2/28/2020

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:					
Residential Sales	$ 1,358,000	$ 149,536	$ (1,208,464)	11%	$ 97,773
Commercial Sales	1,043,000	103,497	(939,503)	10%	68,846
Industrial Sales	518,000	60,420	(457,580)	12%	32,859
Other Sales	459,040	90,147	(368,893)	20%	64,409
TOTAL OPERATING REVENUES	3,378,040	403,600	(2,974,440)	12%	263,887
OPERATING EXPENSES:					
Pumping	261,970	61,949	450,021	12%	50,256
Treatment	322,742	69,300	253,442	21%	43,229
Distribution:					
Personnel Services	498,160	76,829	421,331	15%	89,523
Supplies, Services & Other Charges	362,437	48,305	314,132	13%	29,269
Administration :					
Personnel Services	125,732	18,836	106,896	15%	21,966
Supplies, Services & Other Charges	645,538	2,744	642,794	0%	4,329
Utility Billing:					
Personnel Services	130,182	19,783	110,399	15%	22,604
Supplies, Services & Other Charges	66,824	10,768	56,056	16%	11,116
Capital Outlay	290,500	52	40,448	0%	30,966
TOTAL OPERATING EXPENSES	2,704,085	308,566	2,395,519	11%	303,258
OPERATING INCOME	673,955	95,034	(578,921)	14%	(39,371)
NON-OPERATING REVENUES:					
Investment Earnings	16,200	(721)	(16,921)	-4%	(3,320)
Intergovernmental	-	-	-		-
Lease - Bountiful Basket	30,600	5,104	(25,496)	17%	5,016
Insurance Claims	-	-	-		17,750
TOTAL NON-OPERATING REVENUES	46,800	4,383	(42,417)	9%	19,446
NON-OPERATING EXPENSES:					
Debt Service - Principal	699,214	95,439	603,775	14%	40,000
Debt Service - Principal (Contra Account)	-	(95,439)	95,439		(40,000)
Debt Service - Interest	331,258	33,729	297,529	10%	(21,651)
Issuance Costs & Fiscal Agent Fees	-	60	(60)		60
Old Water Treatment Plant/Bountiful Basket	1,900	135	1,765		1,015
TOTAL NON-OPERATING EXPENSES	1,032,372	33,924	998,448	3%	(20,576)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(311,617)	65,493	377,110		651
TRANSFERS IN (OUT):					
Transfers In	506,000	-	(506,000)		-
Transfers (Out)	(117,000)	-	117,000		(7,941)
NET TRANSFERS IN (OUT)	389,000	-	(389,000)		(7,941)
CHANGE IN NET POSITION	$ 77,383	$ 65,493	$ (11,890)		$ (7,290)

SEWER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/2021 AND 2/28/2020

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:					
Residential Sales	$ 1,657,900	$ 268,170	$ (1,389,730)	16%	$ 165,407
Commercial Sales	1,130,000	175,299	(954,701)	16%	113,532
Industrial Sales	1,114,500	184,530	(929,970)	17%	104,455
Other Sales	792,350	166,821	(625,529)	21%	130,582
TOTAL OPERATING REVENUE	4,694,750	794,820	(3,899,930)	17%	513,976
OPERATING EXPENSES:					
Pumping	25,829	3,211	22,618	12%	1,555
Treatment	2,713,317	678,329	2,034,988	25%	668,885
Collection:					
Personnel Services	498,160	77,664	420,496	16%	88,993
Supplies, Services & Other Charges	199,387	10,250	189,137	5%	11,463
Administration:					
Personnel Services	125,730	18,836	106,894	15%	21,967
Supplies, Services & Other Charges	631,368	2,814	628,554	0%	3,841
Utility Billing:					
Personnel Services	130,182	19,783	110,399	15%	22,604
Supplies, Services & Other Charges	62,220	10,711	51,509	17%	11,335
Capital Outlay	17,500	-	17,500	0%	39,451
TOTAL OPERATING EXPENSES	4,403,693	821,598	3,582,095	19%	870,094
OPERATING INCOME	291,057	(26,778)	(317,835)		(356,118)
NON-OPERATING REVENUES:					
Investment Earnings	6,700	(118)	(6,818)	-2%	(674)
Intergovernmental	-	-	-		-
TOTAL NON-OPERATING REVENUES	6,700	(118)	(6,818)	-2%	(674)
NON-OPERATING EXPENSES:					
Debt Service - Principal	139,214	203,561	(64,347)	146%	125,000
Debt Service - Principal (Contra Account)	-	(203,561)	203,561		(125,000)
Debt Service - Interest	76,899	60,010	16,889	78%	6,613
Issuance Costs & Fiscal Agent Fees	-	265	(265)		265
TOTAL NON-OPERATING EXPENSES	216,113	60,275	155,838		6,878
INCOME (LOSS) BEFORE TRANSFERS	81,644	(87,171)	(168,815)		(363,670)
TRANSFERS IN (OUT):					
Transfers (Out)	(177,000)	-	177,000		(12,291)
CHANGE IN NET POSITION	$ (95,356)	$ (87,171)	$ 8,185		$ (375,961)

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/2021 AND 2/28/2020

	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:						
Admissions	$ 433,200	$ 304,664	$ 12,362	$ (292,302)	4%	$ 79,399
Memberships	1,354,292	710,720	114,063	(596,657)	16%	204,669
Rentals	1,126,648	995,973	271,008	(724,965)	27%	289,397
Charges for Services/Lessons	543,960	312,243	11,222	(301,021)	4%	90,749
Other Revenue	143,720	71,510	4,115	(67,395)	6%	30,084
TOTAL OPERATING REVENUE	$ 3,601,820	$ 2,395,110	$ 412,770	$ (1,982,340)	17%	$ 694,298
OPERATING EXPENSES:						
Personnel Services	2,164,659	1,956,291	286,662	1,669,629	15%	458,148
Operating Supplies	229,326	229,326	20,007	209,319	9%	61,941
Professional Services	801,931	801,931	155,684	646,247	19%	149,420
Other Charges	211,934	211,934	44,987	166,947	21%	36,590
Capital Outly	175,000	175,000	170,120	4,880	97%	-
TOTAL OPERATING EXPENSES	3,582,850	3,374,482	677,460	2,697,022	20%	706,099
OPERATING INCOME	18,970	(979,372)	(264,690)	714,682		(11,801)
NON-OPERATING REVENUES:						
Intergovernmental Revenue	-	-	12,750	12,750		-
Investment Earnings (Charges)	(11,900)	(11,900)	2	11,902	0%	83
Sale of Capital Assets	20,000	20,000	-	(20,000)		-
TOTAL NON-OPERATING REVENUES	8,100	8,100	12,752	4,652	157%	83
NON-OPERATING EXPENSES:						
Debt Service - Principal	355,000	355,000	-	355,000	0%	-
Debt Service - Interest	146,320	146,320	575	145,745	0%	1,091
Issuance Costs & Fiscal Agent Fees	2,750	2,750	1,700	1,050	62%	1,700
TOTAL NON-OPERATING EXPENSES	504,070	504,070	2,275	501,795	0%	2,791
INCOME (LOSS) BEFORE TRANSFERS	(477,000)	(1,475,342)	(254,213)	1,221,129		(14,509)
TRANSFERS IN (OUT):						
Transfers In	477,000	477,000	-	(477,000)		-
CHANGE IN NET POSITION	$ -	$ (998,342)	$ (254,213)	$ 744,129		$ (14,509)

CHASKA PAR 30 FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 2/28/21 AND 2/28/20

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:				
Green Fees	$ -	$ -	$ -	$ -
Cart Rental	-	-	-	-
Merchandise & Other Sales	-	-	-	-
TOTAL OPERATING REVENUES	-	-	-	-
OPERATING EXPENSES:				
Golf - Maintenance Dept:				
Personnel Services	-	-	-	12,176
Supplies, Services & Other Charges	-	720	(720)	891
Golf - Club House:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	81	(81)	5,634
Merchandise for Resale	-	-	-	-
Capital Outlay - Learning Links	-	155,947	(155,947)	74,209
TOTAL OPERATING EXPENSES	-	156,748	(156,748)	92,910
OPERATING INCOME	-	(156,748)	(156,748)	(92,910)
CHANGE IN NET POSITION	$ -	$ (156,748)	$ (156,748)	$ (92,910)

Par 30 closed fall 2020 for construction

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 2/28/21 AND 2/28/20

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:					
Green Fees	$ 1,464,000	$ 19,666	$ (1,444,334)	1%	$ 12,776
Driving Range	125,000	922	(124,078)	1%	754
Cart Rental	356,000	-	(356,000)	0%	-
Merchandise	250,000	1,918	(248,082)	1%	10,330
Other Sales	139,000	28,957	(110,043)	21%	30,125
TOTAL OPERATING REVENUE	$ 2,334,000	$ 51,463	$ (2,282,537)	2%	$ 53,985
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	698,622	71,716	626,906	10%	88,649
Supplies, Services & Other Charges	283,179	17,285	265,894	6%	20,660
Golf - Club House:					
Personnel Services	534,894	54,579	480,315	10%	63,566
Supplies, Services & Other Charges	333,654	22,807	310,847	7%	29,796
Merchandise for Resale	174,284	10,789	163,495	6%	37,061
Capital Outlay	135,500	-	135,500	0%	555
TOTAL OPERATING EXPENSES	2,160,133	177,176	1,982,957	8%	240,287
OPERATING INCOME	173,867	(125,713)	(299,580)		(186,302)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(3,300)	-	3,300		-
TOTAL NON-OPERATING REVENUES	(3,300)	-	3,300		-
NON-OPERATING EXPENSES:					
Debt Service - Principal	121,400	-	121,400	0%	-
Debt Service - Interest	30,600	30,399	201	99%	30,009
TOTAL NON-OPERATING EXPENSES	152,000	30,399	121,601	20%	30,009
INCOME (LOSS) BEFORE TRANSFERS	18,567	(156,112)	(174,679)		(216,311)
CHANGE IN NET POSITION	$ 18,567	$ (156,112)	$ (174,679)		$ (216,311)

TURBINE GENERATOR FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 2/28/21 AND 2/28/20

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:					
Lease Revenue	$ 2,486,184	$ 120,746	$ (2,365,438)	5%	$ 127,813
OPERATING EXPENSES:					
Professional Services	105,000	-	105,000	0%	-
Other Charges	229,445	34,222	195,223	15%	30,131
TOTAL OPERATING EXPENSES	334,445	34,222	300,223	10%	30,131
OPERATING INCOME	2,151,739	86,524	(2,065,215)		97,682
NON-OPERATING REVENUES:					
Investment Earnings	-	(172)	(172)		(3,056)
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	(172)	(104,391)	0%	(3,056)
NON-OPERATING EXPENSES:					
Debt Service - Principal	1,275,000	-	1,275,000	0%	-
Debt Service - Principal (Contra Account)	-	-	-		-
Debt Service - Interest	801,250	-	801,250	0%	-
Issuance Costs & Fiscal Agent Fees	4,500	-	4,500	0%	-
TOTAL NON-OPERATING EXPENSES	2,080,750	-	2,080,750	0%	-
CHANGE IN NET POSITION	$ 175,208	$ 86,352	$ (88,856)		$ 94,626

STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/21 AND 2/28/20

	2021 BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 2/28/2020
OPERATING REVENUES:					
Residential Sales	$ 1,043,000	$ 336,946	$ (706,054)	32%	$ 244,466
Industrial Sales	788,000	257,444	(530,556)	33%	187,435
All Other Receipts	14,385	-	(14,385)	0%	701
TOTAL OPERATING REVENUE	1,845,385	594,390	(1,250,995)	32%	432,602
OPERATING EXPENSES:					
Collections:					
Personnel Services	366,900	2,347	364,553	1%	17,169
Supplies, Services & Other Charges	348,482	10,932	337,550	3%	41,537
Administration:					
Personnel Services	131,336	20,264	111,072	15%	23,405
Supplies, Services & Other Charges	389,871	651	389,220	0%	660
Utility Billing:					
Supplies, Services & Other Charges	63,500	12,349	51,151	19%	9,452
Depreciation	30,000	-	30,000	0%	-
Capital Outlay	217,500	15,396	202,104	7%	70,132
TOTAL OPERATING EXPENSES	1,547,589	61,939	1,485,650	4%	162,355
OPERATING INCOME	297,796	532,451	234,655		270,247
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	6,500	(371)	(6,871)	-6%	(868)
Intergovernmental	-	-	-		-
TOTAL NON-OPERATING REVENUES	6,500	(371)	(6,871)		(868)
NON-OPERATING EXPENSES:					
Debt Service - Principal	137,333	115,999	21,334	84%	80,000
Debt Service - Principal (Contra Account)	-	(115,999)	115,999		(80,000)
Debt Service - Interest	55,456	39,768	15,688	72%	9,067
Issuance Costs & Fiscal Agent Fees	-	175	(175)		175
TOTAL NON-OPERATING EXPENSES	192,789	39,943	152,846	21%	9,242
INCOME (LOSS) BEFORE TRANSFERS	111,507	492,137	380,630		260,137
TRANSFERS IN (OUT):					
Transfers In	204,603	-	(204,603)	0%	-
Transfers (Out)	(246,000)	-	246,000	0%	(5,058)
NET TRANSFERS IN (OUT)	(41,397)	-	41,397		(5,058)
CHANGE IN NET POSITION	$ 70,110	$ 492,137	$ 422,027		$ 255,079

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 2/28/2021 AND 2/28/20

	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	ACTUAL AS OF 2/28/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 2/28/2020
OPERATING REVENUES:						
Memberships	$ 149,900	$ 135,350	$ 18,436	$ (116,914)	14%	$ 23,842
Rentals	167,007	99,296	2,227	(97,069)	2%	14,025
Lessons	255,000	131,000	9,636	(121,364)	7%	70,141
Leagues	225,500	180,000	61,940	(118,060)	34%	81,900
Leases	409,000	297,878	28,435	(269,443)	10%	52,690
Other Revenue	52,779	39,484	1,504	(37,980)	4%	10,491
TOTAL OPERATING REVENUES	1,259,186	883,008	122,178	(760,830)	14%	253,089
OPERATING EXPENSES:						
Administration:						
Personnel Services	363,802	363,802	52,959	310,843	15%	60,174
Supplies, Services & Other Charges	362,024	362,024	46,483	315,541	13%	45,348
Event Center:						
Personnel Services	104,317	103,317	14,267	89,050	14%	18,062
Supplies, Services & Other Charges	13,026	13,026	204	12,822	2%	11,522
Curling Center:						
Personnel Services	241,991	199,641	22,470	177,171	11%	49,304
Supplies, Services & Other Charges	93,616	93,616	5,407	88,209	6%	35,262
Crooked Pint	58,525	58,525	7,722	50,803	13%	8,696
Capital Outlay	5,000	5,000	-	5,000		-
TOTAL OPERATING EXPENSES	1,242,301	1,198,951	149,512	1,049,439	12%	228,368
OPERATING INCOME	16,885	(315,943)	(27,334)	288,609		24,721
NON-OPERATING REVENUES:						
Investment Earnings (Charges)	(12,154)	(12,154)	16	12,170		419
TOTAL NON-OPERATING REVENUES	(12,154)	(12,154)	16	12,170		419
NON-OPERATING EXPENSES:						
Debt Service-Principal	1,025,000	1,025,000	1,025,000	-	100%	1,000,000
Debt Service-Principal (Contra Account)	-	-	(1,025,000)	1,025,000		(1,000,000)
Debt Service-Interest	559,501	559,501	230,122	329,379	41%	40,419
Issuance Costs & Fiscal Agent Fees	1,600	1,600	1,600	-	100%	1,600
TOTAL NON-OPERATING EXPENSES	1,586,101	1,586,101	231,722	1,354,379	15%	42,019
INCOME (LOSS) BEFORE TRANSFERS	(1,581,370)	(1,914,198)	(259,040)	1,655,158		(16,879)
TRANSFERS IN (OUT):						
Transfers In	1,586,101	1,586,101	-	(1,586,101)	0%	-
CHANGE IN NET POSITION	$ 4,731	$ (328,097)	$ (259,040)	$ 69,057		$ (16,879)